

**CPN-20-080**      **McMahon LaRue Associates P.C, c/o Alfred LaRue, 822 Holt Road, Webster, N.Y. 14580; and Mattiaccio Group Canandaigua LLC (Ziebart), c/o Zach Mattiaccio, 1505 Lyell Avenue, Rochester, N.Y. 14606; representing Lynn Farash w/registered POA in place by Patricia Loveland, 36 Legacy Oak Trail, Pittsford, N.Y.; owner of property at Lot R1B, corner of State Route 332 and Thomas Road. TM #56.00-1-54.117**  
Requesting a Sketch Plan Review for construction of a proposed Ziebart retail store (moving from the existing location at 2475 State Route 332).

**Summary of key points:**

- Application is for Sketch Plan review for a proposed service station for Ziebart products on a parcel of 15.3 acres on the west side of Route 332 from Thomas Road to Campus Drive.
- Proposed development is at the south end of the parcel and includes an entry drive from Thomas Road. A single-story building surrounded by paved parking for 100 cars is proposed.
- There is a substantial stand of mature conifer trees near the south end, in the general area of the proposed development.
- Parcel is Successional Old Fields. There are existing easements for drainage and a pipeline running across the northern part of the parcel. The proposed development does not affect this part of the property.
- There are slopes along the Route 332 and Thomas Road sides of the property; the rest is relatively flat and high. The north end of the site contains some wetlands.
- Properties to the west are townhouses along Thomas Road and the Centerpointe Golf Course.

**Environmental concerns:**

- The existing conditions plan does not show the locations of the spruce stand or other wooded areas. This should be addressed at the full site plan review.
- The number of parking spaces proposed seems high, and results in a lot of runoff.
- Site drainage is not addressed in the Sketch Plan.
- The proposed use is not consistent with the Town's desired use pattern for the Uptown gateway, which includes residential and business park uses.

**Recommendations:**

- ECB is concerned with the possible loss of the spruce grove and recommends that the applicant consider retaining some of these and other trees as part of the necessary landscape buffer to visually shield this use from the adjacent residential use and golf course. The application needs justification for the amount of parking proposed, and detail on site drainage, especially to avoid runoff affecting the wetlands to the north.
- The Sketch Plan review should include a discussion of the Town's long-term goals for this neighborhood to ensure that this development is compatible.