

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 / Fax: (585) 394-9476

Established 1789

PLANNING REVIEW COMMITTEE (PRC) Meeting Notes of June 14, 2021

TO: BME REPRESENTING CANANDAIGUA CROSSINGS
FROM: DEVELOPMENT OFFICE
EMAIL: JCRETEKOS@BMEPC.COM
DATE: Tuesday, May 18, 2021

You are hereby given notice that the following report provides positive input to keep the application process moving forward.

Please be aware that failure to submit the requested information by the deadline listed below will likely result in your application being deemed incomplete. Incomplete applications are not placed on any agenda and will not be referred to outside agencies for review.

**ZONING BOARD OF APPEALS FOR TUESDAY, JULY 20, 2021
PLANNING BOARD FOR TUESDAY, JULY 27, 2021**

**CPN-21-056 BME Associates, c/o James G. Cretekos, P.E., 10 Lift Bridge Lane East, Fairport, N.Y. 14450; representing Canandaigua Crossings LLC, 415 Park Avenue, Rochester, N.Y. 14607 (Apogee Development LLC); owner of property at 2536 Rochester Road
TM #70.11-01-7.110**

Requesting three Area Variances and a Single-Stage Site Plan approval to construct a new two-story 8,000-square-foot commercial/retail building with supporting site development on 1.6 acres (6,000 square feet of space on the first floor, 2,000 square feet of space on the second floor).

Variances Requested:

From Town Code 220-23 (D) (1) to reduce the required front setback from 150 feet to 57 feet.

From Town Code 220-23 (D) (1) to reduce the required rear setback from 40 feet to 33 feet.

From Town Code 220-33 (E) (4) to reduce the required open space within the Mixed-Use Overlay District from 40 percent to 32.2 percent.

Application Information:

1. A Public Hearing **IS** required
2. State Environmental Quality Review (SEQR)—**Unlisted Action.**
3. A referral to the Ontario County Planning Board **IS** required.
4. The Planning Review Committee will forward a copy of the application and supporting documentation to the following agency/agencies for their review and recommendation:

All are digital PDF files unless otherwise noted:

- Robin McDonald, Canandaigua–Farmington Water and Sewer District
- Tad Gerace, Ontario County Soil and Water Conservation District
- Chris Jensen, Town Code Enforcement Officer
- Town Environmental Conservation Board
- James Fletcher, Town Highway and Water Superintendent
- MRB Group DPC
- Ontario County Planning Board
- Chief Frank Magnera, Canandaigua City Fire Department
- Greg Trost, New York State Department of Transportation
- Mike Smith, President, Finger Lakes Railway, Geneva, N.Y.

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, JUNE 18, 2021**, to be considered for the **TUESDAY, JULY 20, 2021**, Zoning Board of Appeals agenda; and the **TUESDAY, JULY 27, 2021**, Planning Board agenda.

1. See attached ***One-Stage (Preliminary & Final) Site Plan Checklist***—All items with an open circle to the right must be addressed prior to the application being further processed.

Existing Conditions:

Provide an Existing Conditions plan.

Proposed Conditions: Development:

- (r) Location of all other proposed utility lines and related facilities including gas, electric and telephone: *Not shown.*

Final Site Plan Requirements—Chapter 220, Section 220-70:

Cost estimates for improvements where surety may be required by the Planning Board including but not limited to: landscaping, and stormwater and erosion control measures. Sureties shall comply with Town Code § 174-32 “Surety.”

2. Provide architectural rendering elevations.
3. Consider the spirit of the Form Based Code for the design of the façade and for the design of two-story buildings.
4. Provide pedestrian access to the building from the sidewalk.

5. Provide geotechnical information on the amount of topsoil to be stored on the site. Coordinate with MRB Group regarding the erosion control permit. Possibly consider an alternate location on the site for the topsoil stockpile.
6. The applicant shall provide **1 complete hard copy** of the plan. The applicant shall also submit a **PDF FILE** of the plans via e-mail to the Development Office at:

devclerk@townofcanandaigua.org

Information for the Applicant:

1. The applicant will receive a copy of the Zoning Board of Appeals and the Planning Board agendas approximately 10 days prior to the meeting dates. The applicant is required to be in attendance at the meetings. If the applicant cannot attend the meetings and wishes the Zoning Board of Appeals and/or the Planning Board to act upon the application in their absence, the applicant shall contact the Development Office prior to 12:00 p.m. the day of the meeting.
2. The property owner is on notice that no development shall commence until the proper permits have been obtained from the Town's Development Office.
3. Your application will be referred to an outside consultant and/or consultants hired by the Town of Canandaigua (Town Engineer, Watershed Inspector, Town Attorney, etc.). ***YOU—the property owner—will be invoiced by the Town for the reimbursement of these expenses.*** The property owner is on notice that he or she is responsible for reimbursing the Town for any/all consultant fees accrued by the Town regarding this application. This includes resolutions written by the Town Engineer for each Zoning Board of Appeals or Planning Board meeting.