

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 ~ townofcanandaigua.org
Established 1789

11/25/2019

Comments RE: CPN – 2019-080 Venezia for Dekouski

GENERAL

- Provide trail access throughout project. Suggested in between lots 22 and 23 through to gas line.
- Show proposed zoning and lot requirements. What is front setback? Is this appropriate and in conformance with Town's Uptown Plan?
- Does this accomplish the goals of the Town's comprehensive plan?
 - o If possible, limit the impact on Town's Open Space lands. Limit large variations in lot size that could potentially be reduced and preserved.
 - o Trail on Gas Line Easement should be a wider, multi-use trail.
 - o Potential for sidewalks, etc. along Thomas Road and Brickyard. [Page 7](#) All sidewalks should meet ADA requirements.
 - o [Applicant should work with RTS to explore potential for Public Transit access.](#)
- 2018 Open Space Plan
 - o Limit potential for future road and development to impact the Silver Maple-Ash Swamp on the neighboring, Southern parcel. Access should potentially be moved East potentially in between lots 14 and 15 headed Southeast.
- Trails Master Plan
 - o Extend proposed walking trail behind homes on Thomas Road and along Eastern property line South to Gas Line Easement.
- [Uptown Plan](#)
 - o Gas line easements limit the potential for residential development in the Orientation suggestion on pages 139.
 - o Proposed implementation of Uptown Plan including a new mixed residential zoning district to be accomplished within 2020.
 - o Reduce lot sizes and setbacks, pg 155.
 - o "Garages should be located in the side or rear yard only and oriented so doors are not facing the street."
 - o "Covered porches on the front façade of single- and two-family dwellings are encouraged."

Chapter 174-16 Conservation Subdivision

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- Show Constrained lands on sketch including acreage constrained.
- Base density may be increased by up to 15% by the Town Board if permanent public access will be granted to the protected open space land and any associated improvements (Trail).
- Waiver required for proposed lot sizes less than 15,000 sq. ft.
- “Conservation subdivision of a portion of larger tract. The Planning Board may entertain an application for a subdivision of a portion of a parcel if a conservation analysis is provided for the entire parcel, and the approval to develop a portion of the parcel is not a basis for the applicant or successor in interest to subsequently request an exception under Subsection C(2)(f) for the remainder of the parcel.”
- Will require a land management plan for Open Space.
- Address comments of Airport regarding potential impact to operations.

Chapter 174-17 through 174-28

- Existing vegetation shall be preserved by the applicant during development to the fullest extent possible.
- ECB Comments: The ECB suggests that the conservation analysis of the property be routinely moved to the Sketch Plan state of the subdivision review process and that the conserved lands be concentrated in a single area along the southern edge of the property, maximizing the woodland and wildlife value of this and the adjacent wooded area to the south. Under the principle, the proposed stormwater management area could be relocated to the northwest corner of the parcel. The ECB also suggests that the walking trail plan be modified to reflect the latest proposed route for the Auburn Trail along Brickyard Road, and to reflect the proposed branch extension of the Auburn Trail along the existing gas line and across State Route 332 to Blue Heron Park, as recommended in the *Uptown Canandaigua Mixed-Use and Transportation Corridor Feasibility Study* (March 2019).
- Clarify the proposed block length.
- To the extent practicable, storm drainage infrastructure (swales, etc) should not be located on private lots to prevent future issues, eg. Old Brookside.
- Planning Board should decide what type of road to be provided as per Site Design Criteria (pg. 24). Should this be Subdivision Road w/ Gutter, Mountable Curb, or Complete Street? How wide will road/drive lanes be?
 - o https://nacto.org/docs/usdg/residential_street_standards_benjoseph.pdf
 - o https://masscptc.org/docs/core-docs/NRB_Guidebook_2011.pdf

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- “Provisions for street connections into and from adjacent areas will generally be required... Adequate street rights-of-way providing future points of access shall be provided as necessary... Unless future extension is clearly impractical or found otherwise undesirable by the Planning Board, a street right-of-way of the same width as the street extend property lines of surrounding properties in such a way as to permit access into adjoining tracts.”
- Show how proposed intersection with Thomas Road relates to existing driveways across the street.
- Sidewalks may be installed on one or both sides of the proposed street that provides access to the site, as may be required by the Planning Board, depending upon local conditions or public safety.
 - o Sidewalks, when required, shall be installed one foot inside the road right-of-way.
- Crosswalks, a minimum of six feet in width, shall be provided in blocks with interior parks, in exceptionally long blocks or where access to a school, shopping center or where other community facilities are located.
 - o Crosswalks should be shown with intersection of trail.

Chapter 220-73 through 220-77

- Clarify the proposed parking provided for each unit. Two spaces required per [Parking Schedule](#).
 - o Planning Board should make sure two is maximum provided to promote complete streets and multi-modal travel.

Eric Cooper, Planner