



DRAFT NOVEMBER 3, 2021

Business Improvement District Uptown BID Plan

POTENTIAL

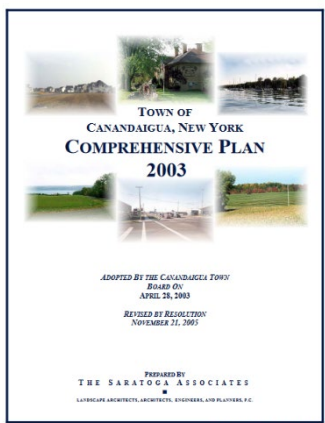
DISTRICT PLAN

The Town of Canandaigua Town Board finds the creation of the Uptown Business Improvement District (Uptown BID) is in the public interest, that all notice, mailing and hearing requirements have been complied with, that all properties within the district will benefit from the establishment and that all property benefitted is included in the boundaries of the district. As required by General Municipal Law, Chapter 24, Article 19-A, Section 980 this document shall serve as the district plan.

UPTOWN BID PURPOSE

The purpose of the Uptown BID is to legally establish a contiguous geographic area within which property and business owners make a financial investment through tax dollars to initiate, manage, and finance supplemental services for the maintenance, construction, landscaping, assistance or advancement of economic development, the Uptown area, promotion of diversity, inclusiveness, a vibrant mixed-use destination, and the Uptown BID. The Uptown BID is established to improve business for merchants, and the experience for visitors and residents of Canandaigua and to the Uptown area through the additional promotion of but not limited to such things as pedestrian traffic, multi-modal transportation, cultural and arts, events, information, marketing, supporting, and raising awareness of Canandaigua's cultural, economic, tourism, and commercial opportunities, while honoring the unique and diverse resources of the community.

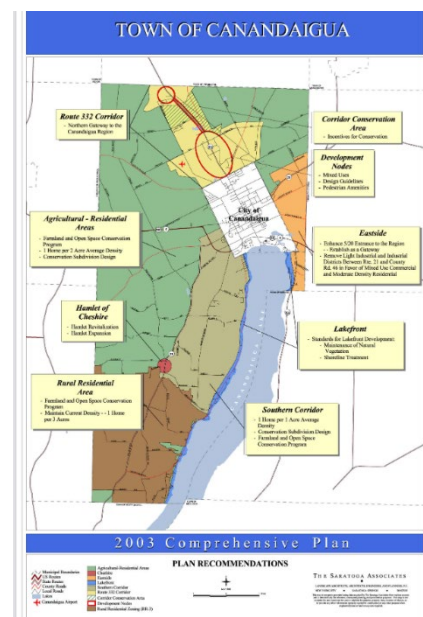
UPTOWN BID HISTORICAL PLANNING

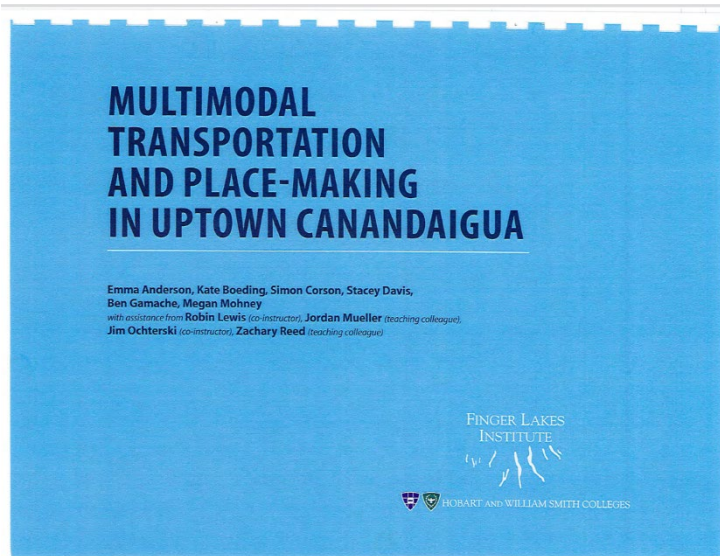


The 2003 Town of Canandaigua Comprehensive Plan first identified an opportunity in the area just to the north of the City of Canandaigua in the Town of Canandaigua, as a mixed-use incentive growth node that very closely aligns with the 2021 Uptown area of the Town of Canandaigua.

In 2011, the Town of Canandaigua's 2011 Comprehensive Plan Update

affirmed the desire for a mixed-use area in the same corridor labeling a mixed-use overlay district to promote nodal development as a mix of land uses.





In 2015, the Town Board of the Town of Canandaigua adopted the zoning code regulations to enable the mixed-use overlay district as identified in both the 2003, and 2011 Comprehensive Plan while also accepting a report from the Finger Lakes Institute on Uptown called “Multimodal Transportation and Place-Making in Uptown Canandaigua” and authorizing the kickoff of a mixed use overlay team to work on the 2011 Comprehensive Plan goal 13, step 3, “review and

consider code updates to the Mixed Use Overlay districts to maximize opportunities for commercial development.” The project team kicked off and really began to come up with detailed opportunities by 2016.

In 2016, the project team with the support of the Town Board of the Town of Canandaigua began to explore the detailed build out of the Uptown Canandaigua area by applying for and then receiving (March 2017) an \$80,000 Unified Planning Work Plan Grant from the Genesee Transportation Council to further conduct an analysis and work with the stakeholders in the area of Uptown.

In July 2017, the Town released a Request for Proposals and in November 2017 the Town of Canandaigua awarded a contract to Bergmann Associates (Resolution No.2017-394). During 2018 the Town of Canandaigua held a series of public workshops throughout the community, and public hearings into 2019 before recommending the plan to the Town Board.

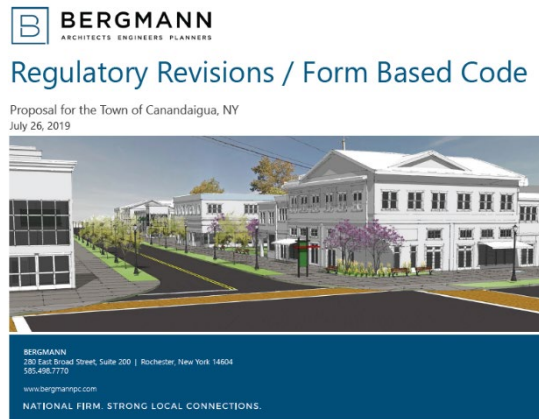
The Uptown Canandaigua Mixed-Use and Transportation Corridor Feasibility Study was adopted by the Town Board of the Town of Canandaigua on March 11, 2019 (Resolution No.2019-082).

The study is both a multi-modal transportation plan and couples with it an action-oriented economic development plan to transform the



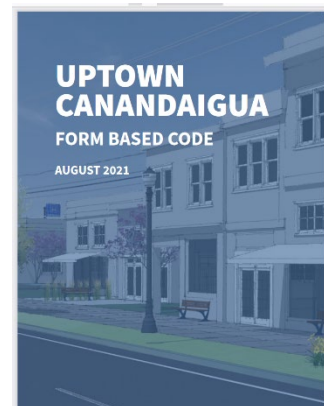
approximately 1,280-acre Uptown Canandaigua Corridor.

The Town of Canandaigua adopted Uptown Canandaigua Mixed-Use, and Transportation Corridor Feasibility Study called for a priority analysis of policy and regulatory amendments citing, *“amendments to Uptown Canandaigua’s regulatory framework are needed in order to facilitate development consistent with the Future Land Use Vision”* (Uptown Study, pp134).

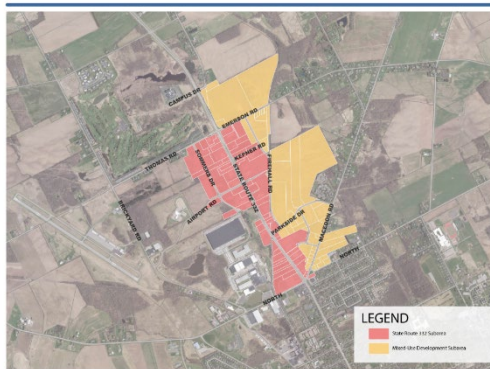


In the summer of 2019, the Town of Canandaigua released a Request for Proposals to help the Town conduct the analysis and recommend amendments as identified in the Uptown Study. On October 19, 2019, the Town Board of the Town of Canandaigua hired Bergman Associates (Resolution No.2019-199) to conduct the regulatory revisions analysis, hold public engagement sessions, and make recommendations for the addition of Form Based Code based on Bergmann’s proposal.

Throughout the remainder of 2019, into 2020 (some of which was remote due to COVID), and into 2021 Bergmann continued to work with the project team, the Town of Canandaigua, and held public workshops on the proposed Form Based Code (FBC) for the Uptown area of the Town of Canandaigua. In June 2021 the final draft of FBC was presented to the public by the project team, and the Ordinance Committee of the Town of Canandaigua began to review the proposal for adoption.



2021 Town of Canandaigua Uptown Form Based Code - Subarea Map



Following public hearings in July, August, and September 2021, on September 20, 2021, the Town Board of the Town of Canandaigua adopted a series of resolutions (Resolution No.2021-172, Resolution No.2021-214, Resolution No.2021-220, and Resolution No.2021-221) and local laws creating form-based code, rezoning certain parcels in Uptown to form based code, mixed-use subarea, and adding form-based code to the Town Code.

UPTOWN BID AREA / BOUNDARIES

The boundaries of the Uptown BID are defined as the boundaries of the Town of Canandaigua's 2021 Town of Canandaigua Uptown Form Based Code (both SR332 subarea and the Mixed-Use Development subarea) as show in Exhibit 1 and Exhibit 2 (Local Law 10 of 2021 of the Town of Canandaigua) of this document as was adopted by the Town Board of the Town of Canandaigua on September 20, 2021, by Resolution No.2021-221 and as identified in the Uptown Canandaigua Form Based Code.

UPTOWN BID LOCAL LEGISLATIVE POWERS

Pursuant to NYS General Municipal Law, Chapter 24, Article 19-A, Section 980-C the Town Board (legislative body) of the Town of Canandaigua shall enjoy local legislative powers as may be amended by the State of New York. Upon establishment pursuant to the provisions of this article, the legislative body shall have authority to exercise the following powers with respect to such district, subject to the provisions of this article to:

(a) provide for district improvements located on or within municipally or district owned or leased property which will restore or promote business activity in the district:

- (1) construction and installation of landscaping, planting, and park areas;
- (2) construction of lighting and heating facilities;
- (3) construction of physically aesthetic and decorative safety fixtures, equipment and facilities;
- (4) construction of improvements to enhance security of persons and property within the district;
- (5) construction of pedestrian overpasses and underpasses and connections between buildings;
- (6) closing, opening, widening or narrowing of existing streets;
- (7) construction of ramps, sidewalks, plazas, and pedestrian malls;
- (8) rehabilitation or removal of existing structures as required;
- (9) removal and relocation of utilities and vaults as required;
- (10) construction of parking lot and parking garage facilities; and
- (11) construction of fixtures, equipment, facilities and appurtenances as may enhance the movement, convenience and enjoyment of the public and be of economic benefit to surrounding properties such as: bus stop shelters; benches and street furniture; booths, kiosks, display cases, and exhibits; signs; receptacles; canopies; pedestrian shelters and fountains.

(b) provide for the operation and maintenance of any district improvement;

(c) provide for additional maintenance or other additional services required for the enjoyment and protection of the public and the promotion and enhancement of the district whether or not in conjunction with improvements authorized by this section, including:

- (1) enhanced sanitation services;
- (2) services promoting and advertising activities within the district;
- (3) marketing education for businesses within the district;
- (4) decorations and lighting for seasonal and holiday purposes; and
- (5) services to enhance the security of persons and property within the district.

(d) enter into contracts to provide for the construction of accessibility improvements adjacent to public areas by businesses within the district which will increase access from public areas to such businesses for persons with disabilities and the general public and assist businesses in meeting requirements for removal of architectural barriers in existing facilities, pursuant to the Americans with disabilities act of 1990, as amended (P.L. 101-336).

UPTOWN BID PRESENT AND PROPOSED LAND USES

The present and proposed land uses are further defined in the Uptown Canandaigua Mixed-Use and Transportation Corridor Feasibility Study adopted by the Town Board of the Town of Canandaigua on March 11, 2019 (Resolution No.2019-082), and further proposed land uses are identified in the Uptown Canandaigua Form Based Code adopted by the Town Board of the Town of Canandaigua on September 20, 2021 (Resolution No.2021-172) or as may be authorized by zoning as determined by the Town Board of the Town of Canandaigua.

UPTOWN BID IMPROVEMENTS PROPOSED / COST

The proposed improvements for the Uptown Canandaigua Corridor Future Land Use Vision are generally further defined in the action plan on pages 151 through 157 of the Uptown Canandaigua Mixed-Use and Transportation Corridor Feasibility Study adopted by the Town Board of the Town of Canandaigua on March 11, 2019 (Resolution No.2019-082).

The projects are identified in the plan are listed as:

- Uptown Regulatory Code Revisions;
- Prioritization and Conceptual Design of Crosswalk Enhancements;

- Corridor-Wide Streetscape Enhancement Phasing Strategy;
- Uptown Branding and Marketing;
- Corridor-Wide Wayfinding Plan;
- Final Design of State Route 332 Intersection Improvements;
- Design and Construction of Residential Greenway Trail;

Additionally, the Town Board of the Town of Canandaigua may from time to time determine additional proposed improvements or costs associated with the purpose, mission, or local legislative powers of the Uptown BID.

UPTOWN BID TOTAL ANNUAL AMOUNT PROPOSED TO BE EXPENDED

Pursuant to NYS General Municipal Law, Chapter 24, Article 19-A, Section 980-J the Town Board of the Town of Canandaigua shall annually prepare and adopt an annual operation budget of the Uptown BID special district by November 15th for the following fiscal year (calendar year) as part of the Town of Canandaigua's annual budget process. The Town Board of the Town of Canandaigua shall provide opportunity for the public to be heard prior to adoption of the annual operation budget.

Services for which district property owners are charged pursuant to the district plan must be in addition to or an enhancement of those provided by the Town of Canandaigua prior to the establishment of the Uptown BID. The expense and cost apportioned to benefited real property in accordance with the plan shall be a charge upon each benefited parcel of real property within the district.

UPTOWN BID SOURCE OR SOURCES OF FUNDING

Sources of funding for expenditures associated with the Uptown BID district plan include but not limited to ad valorem taxes of real property as authorized by NYS General Municipal Law, Chapter 24, Article 19-A, Section 980-J. The charge upon benefited real property pursuant to this article shall be imposed as provided in the district plan. If the formula includes an ad valorem component, this component shall be determined by the assessed value of each parcel as entered on the latest completed assessment roll used by the municipality for the levy of general municipal taxes. The charge shall be determined, levied and collected in the same manner, at the same time and by the same officers, as general municipal taxes are levied and collected. Any municipality which has established a district pursuant to this article, may, for the purpose of providing funds for making capital improvements within a district, issue and sell bonds or other municipal obligations as provided in the local finance law and other applicable laws and statutes. Principal and interest payments on these bonds or other municipal

obligations may be made in whole or in part from the proceeds of charges imposed upon benefited real property within the district.

Additional but not limited to potential funding resources are identified on pages 158 through 159 of the Uptown Canandaigua Mixed-Use and Transportation Corridor Feasibility Study adopted by the Town Board of the Town of Canandaigua on March 11, 2019 (Resolution No.2019-082).

UPTOWN BID TAX AND DEBT LIMITATIONS

Pursuant to NYS General Municipal Law, Chapter 24, Article 19-A, Section 980-K the Town Board of the Town of Canandaigua shall adhere to the following tax and debt limitations.

(a) The aggregate amount of outstanding indebtedness that is incurred to provide funds for capital improvements pursuant to this article shall be chargeable against the municipality's constitutional debt limit and may not exceed ten percent of the amount allowable under that limit. The aggregate amount of outstanding indebtedness that is incurred to provide funds for capital improvements pursuant to this article and that is chargeable against the property within the district may not exceed seven percent of the average full valuation of taxable real property in the district.

(b) The district charge, exclusive of debt service, levied in a given year against real property in a district may not exceed twenty percent of the total general municipal taxes levied in that year against the taxable real property in the district. The district charge so levied shall be included in the total amount, if any, that the municipality is permitted by law to raise in that year by a tax on real property.

UPTOWN BID PROPOSED TIMELINE

It is anticipated the full build out and construction of the identified improvements to take approximately fifteen years, and maybe extended by the Town Board of the Town of Canandaigua.

UPTOWN BID RULES AND REGULATIONS DISSOLUTION

Per General Municipal Law Chapter 24, Article 19-A § 980-o. Dissolution.

- (a) Any district established or extended pursuant to the provisions of this article, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be dissolved by local law by the legislative body (Town Board of the Town of Canandaigua) upon its own motion or upon the written petition of
- (1) the owners of at least fifty-one percent or more of the total assessed valuation of all benefited real property included in the boundaries of the district and
 - (2) at least fifty-one percent of the owners of benefited real property within the area included in the district. The legislative body shall request and consider the recommendations of the district management association concerning any proposed dissolution; provided that if the association has not submitted recommendations to the legislative body within sixty days after request therefor, the legislative body may adopt any such proposed dissolution without considering such recommendations. In the event of dissolution, all assets of the district shall revert to the municipality.
- (b) A certified copy of the order of dissolution shall be filed with the state comptroller at Albany, New York.

UPTOWN BID LIST OF PROPERTIES

The entire list of all properties included in the Uptown BID have been identified in Exhibit 3 as of October 2021 and total \$57,821,180 in assessed value.

UPTOWN BID DISTRICT MANAGEMENT

The Board of Directors of the Uptown BID shall consist of the five elected members of the Town Council of the Town of Canandaigua comprised of the Town Supervisor of the Town of Canandaigua, and the four Town Councilmembers of the Town of Canandaigua. The Town Supervisor shall serve as the chief executive officer of the Uptown BID. The Board of Directors retains the right to assign certain responsibilities as needed from time to time.

UPTOWN BID OTHER MATTERS BY LEGISLATIVE BODY

The Board of Directors of the Uptown BID shall hold meetings open to the public, other than those items which qualify for Executive Session pursuant to the NYS Open Meetings Law.

EXHIBIT 1

2021 Town of Canandaigua Uptown Form Based Code - Subarea Map

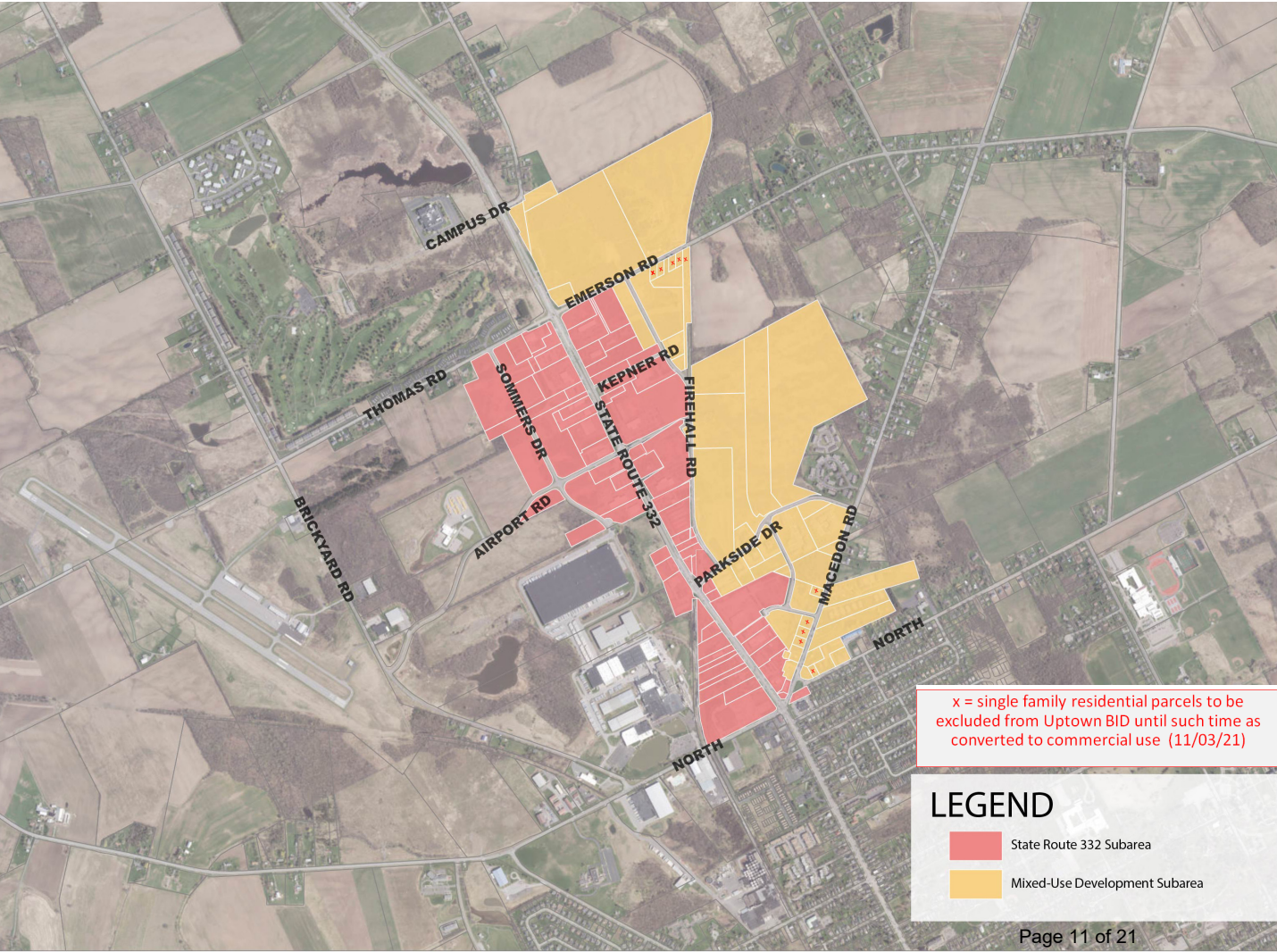


EXHIBIT 2

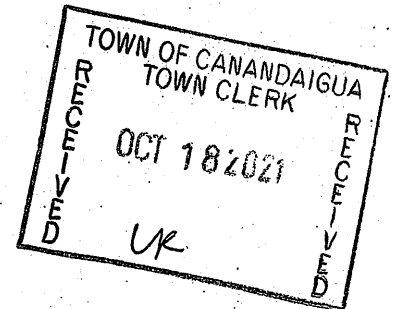
STATE OF NEW YORK
DEPARTMENT OF STATE

ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
[HTTPS://DOS.NY.GOV](https://dos.ny.gov)

KATHY HOCHUL
GOVERNOR

ROSSANA ROSADO
SECRETARY OF STATE

October 13, 2021



Jean Chrisman
Town of Canandaigua Clerk
5440 Routes 5 & 20 West
Canandaigua NY 14424

RE: Town of Canandaigua, Local Law 9 & 10 2021, filed on October 5, 2021

Dear Sir/Madam:

The above referenced material was filed by this office as indicated. Additional local law filing forms can be obtained from our website, www.dos.ny.gov.

Sincerely,
State Records and Law Bureau
(518) 473-2492



**Department
of State**

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

☐ County ☐ City ☒ Town ☐ Village
(Select one:)

of Canandaigua

Local Law No. 10 of the year 20²¹

A local law Amending Official Zoning Map Identifying Form Based Code District -

(Insert Title)

State Route 332 Subarea and Mixed-Use Development Subarea

Be it enacted by the Town Board of the
(Name of Legislative Body)

☐ County ☐ City ☒ Town ☐ Village
(Select one:)

of Canandaigua

as follows:

See attachment

(If additional space is needed, attach pages the same size as this sheet, and number each.)

TOWN OF CANANDAIGUA
LOCAL LAW # 10 OF 2021

Be it enacted by the Town Board of the Town of Canandaigua as follows:

SECTION ONE. Intent. The intent of this Local Law is to designate the real property located within the Town of Canandaigua, as specifically described below, as part of the Form Based Code District by amending the official zoning map of the Town of Canandaigua.

SECTION TWO. Purpose. The purpose of the Form Based Code District, derived and designated as part of the Uptown Canandaigua Form Based Code, is to encourage and allow the most appropriate use of the land available now as well as approaching future development unhampered by restrictive categorizing, thus extending the desirability of flexible zoning, subject to certain design standards set forth in the Uptown Canandaigua Form Based Code document.

SECTION THREE. Identification of Property to be Designated. The parcels to be designated as part of the Form Based Code District, replacing the underlying zoning districts and removing the Mixed-Use Overlay-1 designation, are as follows and will be designated into two (2) sub-areas consisting of State Route 332 Subarea and Mixed-Use Development Subarea and as highlighted in Attachment A- Maps Form Based Code District/Town Of Canandaigua, NY, September 20, 2021.

	State Route 332 Subarea	
	Property Address	TM #
A	5150 North St	70.16-4-48.100
B	2586 St Rt 332	70.16-4-6.100
C	2580 St Rt 332	70.16-4-5.100
D	2576 St Rt 332	70.16-4-4.100
E	2572 St Rt 332	70.16-4-3.100
F	2566 St Rt 332	70.16-4-2.100
G	2562 St Rt 332	70.16-4-1.100
H	2552 St Rt 332	70.11-1-9.100
I	2544 St Rt 332	70.11-1-8.110
J	2536 St Rt 332	70.11-1-7.110
K	2510 St Rt 332	70.11-1-5.110
L	2498 St Rt 332	70.11-1-1.111
M	St Rt 332	70.11-1-22.000
N	2460 St Rt 332	70.00-1-10.211
O	2440 St Rt 332	70.00-1-66.121
P	2418 St Rt 332	70.00-1-11.100
Q	2400-2404 St Rt 332	70.00-1-9.100

R	2390 St Rt 332	70.00-1-8.211
S	2380 St Rt 332	70.00-1-8.111
T	2370 St Rt 332	70.00-1-7.100
U	2366 St Rt 332	70.00-1-6.100
V	2362 St Rt 332	70.00-1-63.111
W	2360 St Rt 332	70.00-1-5.100
X	St Rt 332	70.00-1-4.121
Y	2350 St Rt 332	70.06-1-63.100
Z	St Rt 332	70.06-1-64.00
AA	2314 St Rt 332	70.06-1-62.311
BB	2312 St Rt 332	70.06-1-62.211
CC	5375 Thomas Rd	70.06-1-62.111
DD	Sommers Dr	70.06-1-77.100
EE	5383 Thomas Rd	70.06-1-62.411
FF	0000 Thomas Road	70.06-1-76.100
GG	5351 Emerson Rd	56.00-2-25.120
HH	St Rt 332	56.00-2-25.310
II	2311 St Rt 332	56.00-2-25.211
JJ	5313 Emerson Rd	56.00-2-25.500
KK	2337 St Rt 332	56.00-2-25.410
LL	St Rt 332	56.00-2-25.610
MM	5290 Kepner Rd	56.00-2-24.110
NN	5270 Kepner Rd	56.00-2-24.210
OO	5291 Kepner Rd	56.00-2-24.300
PP	2379 St Rt 332	56.00-2-22.220
QQ	2375 St Rt 332	56.00-2-55.100
RR	2409 St Rt 332	56.00-2-55.200
SS	2411 St Rt 332	70.00-1-16.100
TT	2425 St Rt 332	70.00-1-72.100
UU	2435 St Rt 332	70.00-1-71.100
VV	2445 St Rt 332	70.00-1-15.111
WW	2465-2485 St Rt 332	70.11-1-24.000
XX	2487-2489 St Rt 332	70.11-1-23.000
YY	2493 St Rt 332	70.11-1-2.110
ZZ	2495 St Rt 332	70.11-1-3.110
a	2505 St Rt 332	70.11-1-4.100
b	2525 St Rt 332	70.11-1-6.100
c	2531 St Rt 332	70.11-1-11.100
d	2555 St Rt 332	70.11-1-36.000

e	2565 St Rt 332	70.11-1-13.110
f	2567 St Rt 332	70.11-1-14.100
g	2585 St Rt 332	70.11-1-17.100
h	2591 St Rt 332	70.16-4-8.110
i	2595 St Rt 332	70.16-4-46.100
j	2580 Co Rd 28	70.16-4-45.100
k	5137 North Rd	70.16-4-44.100
l	0000 Firehall Road	70.11-1-28.000
m	2370 Firehall Road	56.00-2-23.111
n	0000 Firehall Road	70.11-1-27.000
o	0000 Firehall Road	70.11-1-26.000
p	0000 State Route 332	70.11-1-38.000

	Mixed-Use Development Subarea	
	Property Address	TM #
A*	2241 State Route 332	56.00-1-51.100
B*	2265 State Route 332	56.00-2-31.110
C*	2281 State Route 332	56.00-2-30.100
D*	5280 Emerson Road	56.00-2-17.000
E*	5257 Emerson Road	56.00-2-99.000
F*	0000 Emerson Road	56.00-2-25.111
G*	5287 Emerson Road	56.00-2-26.000
H*	0000 Emerson Road	56.00-2-52.200
I*	5289-5291 Emerson Road	56.00-2-28.000
J*	5293-5295 Emerson Road	56.00-2-29.000
K*	0000 Emerson Road	56.00-2-52.110
L*	2365 Firehall Road	56.00-2-24.510
M*	0000 Parkside Drive	70.00-1-18.117
N*	0000 Parkside Drive	70.00-1-18.115
O*	0000 Parkside Drive	70.00-1-65.100
P*	5298 Parkside Drive	70.00-1-73.000
Q*	2470 Firehall Road	70.00-1-15.140
R*	5262 Parkside Drive	70.11-1-20.100
S*	2464 County Road 28	70.11-1-31.000
T*	5251 Parkside Drive	70.11-1-29.000
U*	0000 Parkside Drive	70.11-1-30.000
V*	5259 Parkside Drive	70.11-1-19.100
W*	5263 Parkside Drive	70.11-1-18.000
X*	5273 Parkside Drive	70.11-1-16.100

Y*	5297 Parkside Drive	70.11-1-12.000
Z*	0000 Parkside Drive	70.11-1-16.211
AA*	0000 Parkside Drive	70.11-1-33.000
BB*	2484 Co Rd 28	70.11-1-32.000
CC*	2515 Co Rd 28	71.09-2-42.000
DD*	5026-5099 Northside Ln	71.09-2-43.000
EE*	2514 Co Rd 28	70.11-1-34.000
FF*	2520 Co Rd 28	70.11-1-35.000
GG*	2525-2545 Co Rd 28	71.09-2-44.000
HH*	2574 Co Rd 28	70.16-4-9.100
II*	2562 Co Rd 28	70.16-4-10.000
JJ*	2564 Co Rd 28	70.16-4-11.100
KK*	2550 Co Rd 28	70.16-4-12.000
LL*	2544 Co Rd 28	70.16-4-13.000
MM*	2538 Co Rd 28	70.16-4-14.110
NN*	Co Rd 28	70.16-4-51.111
OO*	2557 Co Rd 28	70.16-4-15.000
PP*	5130 North Rd	70.16-4-16.100
QQ*	5116 North Rd	70.16-4-17.000
RR*	5110-5114 North Rd	70.16-4-18.131
SS*	5104-5106 North Rd	70.16-4-18.112
TT*	0000 Co Rd 8	56.00-2-32.112

SECTION THREE. Amendment of Official Zoning Map of the Town of Canandaigua. The Town Clerk of the Town of Canandaigua is hereby directed to amend the Official Zoning Map of the Town of Canandaigua to reflect the change in zoning district classification accomplished by this Local Law.

SECTION FOUR. Authority and Supersession Effect. This Local Law is enacted pursuant to authority conferred by the New York State Municipal Home Rule Law. To the extent that this Local Law, or the manner of its adoption, is inconsistent with New York State Town Law, the Town Code of the Town of Canandaigua, or any other statute or local law, this Local Law shall prevail.

SECTION FIVE. Savings Clause. The provisions of this Local Law shall not affect or impair any action done, offense committed, or right accruing, accrued, or acquired, or liability or penalty, forfeiture or punishment incurred prior to the time this Local Law takes effect but the same may be enjoyed, asserted, enforced, prosecuted, or inflicted as fully and to the same extent as if such Local Law had not been enacted.

SECTION SIX. Partial Invalidity. If any provision of this Local Law or the application thereof to any person or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remainder of this

Local Law, but shall be confined in its operation to the provision, person, or circumstance directly involved in the controversy in which said judgment shall have been rendered.

SECTION SEVEN. Effective Date. This Local Law shall take effect immediately upon filing with the New York State Secretary of State.

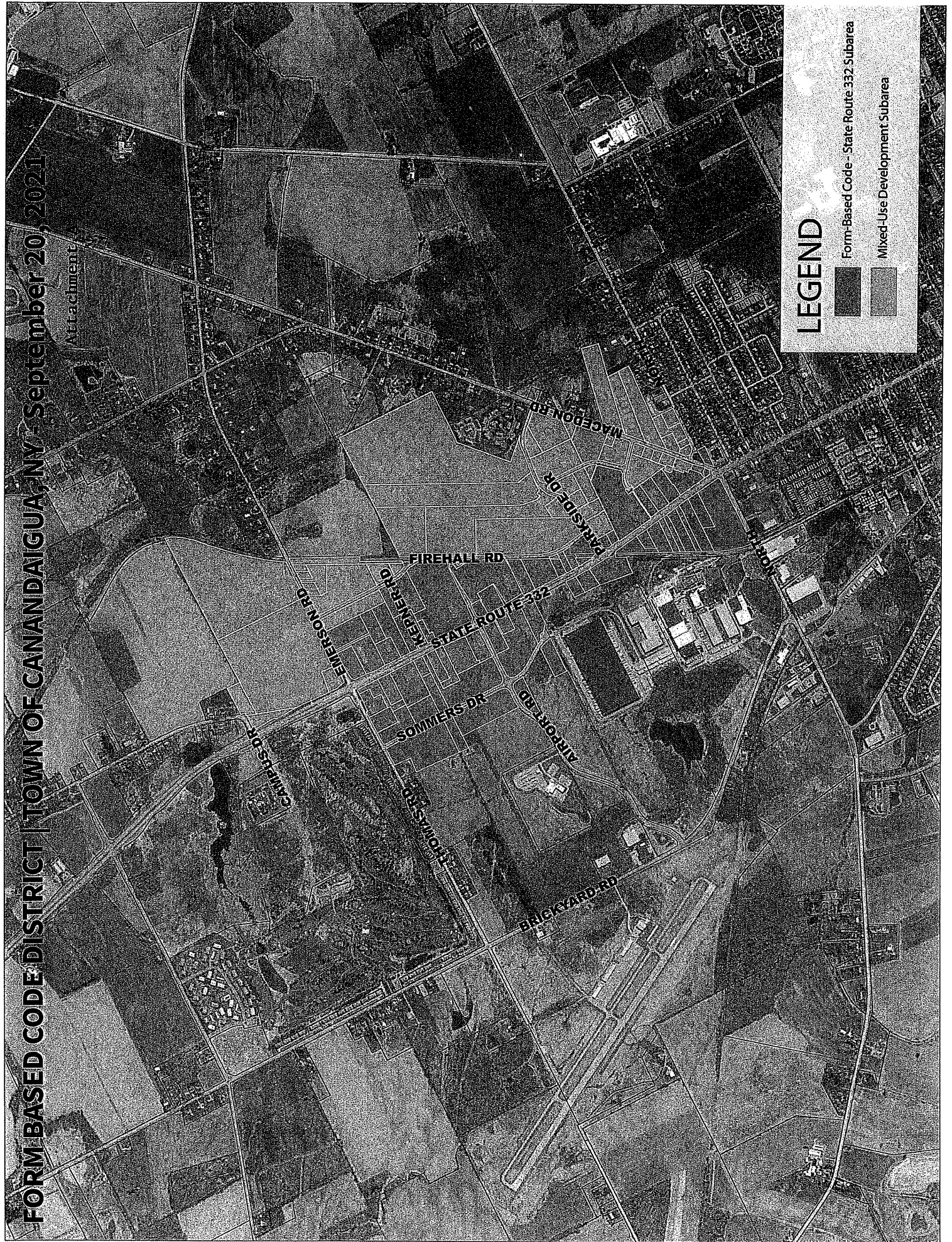
ATTACHMENT A

FORM BASED CODE DISTRICT | TOWN OF CANANDAIGUA, NY | September 20, 2021

Attachment

LEGEND

- Form-Based Code - State Route 332 Subarea
- Mixed-Use Development Subarea



**(Complete the certification in the paragraph that applies to the filing of this local law and
strike out that which is not applicable.)**

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 10 of 2021 of the (County)(City)(Town)(Village) of Canandaigua was duly passed by the Town Board on September 20 2021, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local *(Elective Chief Executive Officer*)* law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

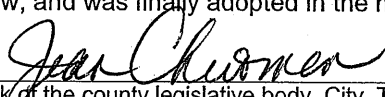
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.



Clerk of the county legislative body, City, Town or Village Clerk or
officer designated by local legislative body

Date: _____

9/28/2024

(Seal)

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

(585) 394-1120

Fax: (585) 394-9476

Established 1789

The following resolution was acted upon by the Canandaigua Town Board on September 20, 2021:

RESOLUTION NO. 2021 – 221: SEQR DETERMINATION OF NON-SIGNIFICANCE AND ADOPTION OF A LOCAL LAW TO DESIGNATE CERTAIN PARCELS IN THE FORM BASED CODE DISTRICT AND TO AMEND THE OFFICIAL ZONING MAP TO REFLECT THESE CHANGES

WHEREAS, the Town of Canandaigua Town Board (hereinafter referred to as “Town Board”) adopted the Uptown Canandaigua Form Based Code, prepared by Bergmann Associates via resolution number 2021-172; and

WHEREAS, the Uptown Canandaigua Form Based Code designated two subareas, State Route 332 Subarea and the Mixed-Use Development Subarea of the Uptown area to be rezoned to a Form Based Code District; and

WHEREAS, this action being proposed is to designate the real property, located within the Town of Canandaigua, as part of the Form Based Code District by amending the official zoning map of the Town of Canandaigua and remove the existing underlying zoning district and the mixed use overlay for the parcels identified to be included in Form Based Code District;

WHEREAS, the Town Board held a public hearing on September 20, 2021 regarding the intent to rezone the designated parcels; and

WHEREAS, the Town Board has reviewed the Environmental Assessment Form (EAF) Part 1; and

WHEREAS, the Town Board determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Town Board has determined that the proposed action is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

WHEREAS, the Town Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, the Town Board has considered the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the Full EAF Part 1; and

WHEREAS, the Town Board has completed Part 2 and Part 3 of the Full EAF; and

WHEREAS, a copy of the Full Environmental Assessment Form has been presented to the Town Board for consideration; this information is also available for review on the Town’s website and is on file with the Town Clerk’s office; and

NOW THEREFORE BE IT RESOLVED, the Town Board of the Town of Canandaigua hereby designates itself as lead agency for the described action; and

BE IT FURTHER RESOLVED, the Town Board of the Town of Canandaigua has reasonably concluded there would not be any substantial adverse impact on the following: land use planning or zoning regulations; intensity of use of the land; character or quality of the existing community; environmental characteristics; existing level of traffic or infrastructure, use of energy; public or private water supplies; public or private wastewater treatment

utilities; character or quality of important historic, archaeological, architectural or aesthetic resources; natural resources; potential for erosion, flooding or drainage problems; or creation of a hazard to environmental resources or human health; and

BE IT FURTHER RESOLVED, the Town Board of the Town of Canandaigua determines upon the information and analysis documented, the proposed action will not result in any significant adverse environmental impacts; and

BE IT FURTHER RESOLVED, the Town Board of the Town of Canandaigua does hereby make a Determination of Non-Significance on the proposal to designate certain parcels in the Form Based Code District and to amend the official zoning map to reflect these changes; and

BE IT FURTHER RESOLVED, the Town Manager is hereby directed to sign the Full Environmental Assessment Form Part 3 and file with the Town Clerk as evidence the Town Board has determined the proposed action will not result in any significant adverse environmental impact; and

BE IT FURTHER RESOLVED, the Town Board of the Town of Canandaigua hereby adopts by local law and designates said parcels' zoning to Form Based Code district and the Form Based Code mixed-use development subarea district subject to certain design standards set forth in the Uptown Canandaigua Form Based Code document as part of Local Law No. 10 of the Year 2021; and

BE IT FINALLY RESOLVED, the Town Clerk is hereby directed to update the official zoning map and provide copies of this resolution to the Town Manager and the Town Planner.

Motion made by Councilman Fennelly, seconded by Councilwoman Dworaczyk

3 Ayes: Davis, Dworaczyk, Fennelly

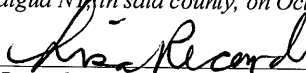
1 Nay: Simpson

STATE OF NEW YORK}
County of Ontario}
Town of Canandaigua}

I DO HEREBY CERTIFY that I have compared the preceding with the original thereof, on file and on record in the Town Clerk's office, and that the same is a correct copy and transcript therefrom and of the whole of said original; and that said original was duly adopted at a meeting of the Town Board held at Canandaigua, New York, on September 20, 2021.

SEAL

Given under my hand and the official seal of said Town, at Canandaigua NY, in said county, on October 19, 2021.



Lisa Record, Deputy Town Clerk

EXHIBIT 3

Owner	Street	City	State	Zip Code	Address	TM #	Assmt 2021
ARC TPCANNY001, LLC	11995 EL CAMINO REAL	San Diego	CA	92130	5150 North St	70.16-4-48.100	\$ 4,031,300
ROYAL WASH CANANDAIGUA, LLC	2851 MONROE AVE	Rochester	NY	14618	2586 St Rt 332	70.16-4-6.100	\$ 689,130
SND RESTAURANT, LLC	6188 DEERFIELD DR	Farmington	NY	14425	2580 St Rt 332	70.16-4-5.100	\$ 436,800
SND RESTAURANT, LLC	6188 DEERFIELD DR	Farmington	NY	14425	2576 St Rt 332	70.16-4-4.100	\$ 120,000
UNITED REFINING CO. OF PENNSYLVANIA	PO BOX 780, Attn. Real Estate	Warren	PA	16365	2572 St Rt 332	70.16-4-3.100	\$ 300,000
SOURAKAKONE, KHAMSENG	2566 ST RT 332	Canandaigua	NY	14424	2566 St Rt 332	70.16-4-2.100	\$ 101,900
TUSCAN PROPERTIES OF N Y, LLC	840 LEHIGH STATION RD	W Henrietta	NY	14586	2562 St Rt 332	70.16-4-1.100	\$ 657,300
2552 ROCHESTER ROAD, LLC	4985 WYFFELS RD	Canandaigua	NY	14424	2552 St Rt 332	70.11-1-9.100	\$ 650,000
MONROE MUFFLER BRAKE INC	200 HOLLEDER PKWY	Rochester	NY	14615	2544 St Rt 332	70.11-1-8.110	\$ 319,000
CANANDAIGUA CROSSINGS, LLC	415 PARK AVE	Rochester	NY	#	2536 St Rt 332	70.11-1-7.110	\$ 167,800
2510 ROCHESTER ROAD LLC	160 DESPATCH DR, PO Box 310	East Rochester	NY	14445	2510 St Rt 332	70.11-1-5.110	\$ 1,212,000
SPEEDWAY LLC	539 SOUTH MAIN ST	Findlay	OH	45840	2498 St Rt 332	70.11-1-1.111	\$ 900,000
PACTIV CORPORATION CBIZ PTS LLC	6920 POINTE INVERNESS WAY, Ste. 301	Fort Wayne	IN	46804	St Rt 332	70.11-1-22.000	\$ 100,000
LS CORBY, LLC	PO BOX 25307	Farmington	NY	14425	2460 St Rt 332	70.00-1-10.211	\$ 514,800
2418 STATE ROUTE 332 LLC	770 PANORAMA TRL S	Rochester	NY	14625	2440 St Rt 332	70.00-1-66.121	\$ 1,742,000
2418 STATE ROUTE 332 LLC	770 PANORAMA TRL S	Rochester	NY	14625	2418 St Rt 332	70.00-1-11.100	\$ 128,200
SHAH, LALIT R	20 PONDVIEW LN	Penfield	NY	14526	2400-2404 St Rt 332	70.00-1-9.100	\$ 169,300
ROCHESTER ROAD, LLC	1950 BRIGHTON-HENRIETTA TL RD	Rochester	NY	14623	2390 St Rt 332	70.00-1-8.211	\$ 532,700
DPB ENTERPRISES, INC.	ATTN: DAVID BRODY, 1609 Golden Oak Dr.	Las Vegas	NV	89117	2380 St Rt 332	70.00-1-8.111	\$ 1,265,300
RYDER TRUCK RENTAL, INC	ATTN: PROPERTY TAX DEPT, PO Box 025719	Miami	FL	33102-5719	2370 St Rt 332	70.00-1-7.100	\$ 350,000
COLF PROPERTY LLC	2366 ST RT 332	Canandaigua	NY	14424	2366 St Rt 332	70.00-1-6.100	\$ 620,000
BILLITIER, RONALD J & HELEN	30 BRANTLEY WAY	Penfield	NY	14526	2362 St Rt 332	70.00-1-63.111	\$ 178,000
FARNSWORTH, ROY R & MARGARET M	2350 ST RT 332, PO Box 25009	Farmington	NY	14425	2360 St Rt 332	70.00-1-5.100	\$ 124,000
FARNSWORTH, R RANDALL	5375 THOMAS RD	Canandaigua	NY	14424	St Rt 332	70.00-1-4.121	\$ 106,800
FARNSWORTH CHEVROLET INC	2350 ST RT 332	Canandaigua	NY	14424	2350 St Rt 332	70.06-1-63.100	\$ 1,850,000
FARNSWORTH, R RANDALL	5375 THOMAS RD	Canandaigua	NY	14424	St Rt 332	70.06-1-64.00	\$ 132,500
FARNSWORTH, R. RANDALL & MARGARET M	2350 ST RT 332	Canandaigua	NY	14424	2314 St Rt 332	70.06-1-62.311	\$ 157,500
FARNSWORTH, R RANDALL & MARGARET M	5375 THOMAS RD	Canandaigua	NY	14424	2312 St Rt 332	70.06-1-62.211	\$ 200,000
RANDALL 5375 LLC	5375 THOMAS RD	Canandaigua	NY	14424	5375 Thomas Rd	70.06-1-62.111	\$ 1,861,800
FARNSWORTH CHEVROLET INC	2350 ST RT 332	Canandaigua	NY	14424	Sommers Dr	70.06-1-77.100	\$ 147,800
FLAH PROPERTIES LLC	7771 MONKEY RUN RD	Naples	NY	14512	5383 Thomas Rd	70.06-1-62.411	\$ 384,000
FLAH PROPERTIES LLC	7771 MONKEY RUN RD	Naples	NY	14512	0000 Thomas Road	70.06-1-76.100	\$ 42,600
MAST, ARNOLD E & SARAH B	5293 EMERSON RD	Canandaigua	NY	#	5293-5295 Emerson Rd	56.00-2-30.000	\$ 102,000
Keuka Lake Properties LLC	8242 E Bluff Dr	Penn Yan	NY	14527	5351 Emerson Rd	56.00-2-25.120	\$ 88,500
CAPPO REAL ESTATE HOLDINGS, LLC	46352 MICHIGAN AVE	Canton	MI	48118	St Rt 332	56.00-2-25.310	\$ 146,400
CAPPO REAL ESTATE HOLDINGS LLC	46352 MICHIGAN AVE	Canton	MI	48118	2311 St Rt 332	56.00-2-25.211	\$ 1,457,000
CAPPO REAL ESTATE HOLDINGS, LLC	46352 MICHIGAN AVE	Canton	MI	48118	5313 Emerson Rd	56.00-2-25.500	\$ 240,000
RING ROAD REALTY CORP	ATTN: ONTARIO HONDA, PO BOX 25277	Canandaigua	NY	14424	2337 St Rt 332	56.00-2-25.410	\$ 740,000
POLIMENI, JOHN A & SUSAN J	540 S MAIN ST	Canandaigua	NY	14424	St Rt 332	56.00-2-25.610	\$ 129,000
ELLIOTT, ROBERT S & THOMAS J	5375 CO RD 32	Canandaigua	NY	#	5290 Kepner Rd	56.00-2-24.210	\$ 188,000
ELLIOTT, ROBERT S & THOMAS J	5375 CO RD 32	Canandaigua	NY	14424	5270 Kepner Rd	56.00-2-24.210	\$ 58,800
HANFORD, GEOFFREY T	2400 ANDREWS RD	Canandaigua	NY	#	5291 Kepner Rd	56.00-2-24.210	\$ 150,000
HANFORD ENTERPRISES, LLC	2379 ST RT 332	Canandaigua	NY	14424	2379 St Rt 332	56.00-2-22.220	\$ 375,000
LAKE VIEW CENTER, LLC	6 BAINBRIDGE LN	Webster	NY	14580	2375 St Rt 332	56.00-2-55.100	\$ 884,000
VISION NISSAN CANANDAIGUA HOLDING, LLC	800 PANORAMA TRL, STE 100	Rochester	NY	14625	2409 St Rt 332	56.00-2-55.200	\$ 1,580,000
GAVETT, CHARLES W & JANE W	4520 KEAR RD	Canandaigua	NY	14424	2411 St Rt 332	70.00-1-16.100	\$ 116,000
NATIONAL BANK OF GENEVA, FIVE STAR BANK; AT	220 LIBERTY ST	Warsaw	NY	14569	2425 St Rt 332	70.00-1-72.100	\$ 608,500
WHAG PROPERTIES III LLC	3552 SOUTHWESTERN BLVD	Buffalo	NY	14127	2435 St Rt 332	70.00-1-71.100	\$ 1,900,000
PDJ CANANDAIGUA PROPERTIES LLC	770 PANORAMA TRL S	Rochester	NY	14625	2445 St Rt 332	70.00-1-15.111	\$ 785,100
CASE, MARK S	2580 CO RD 28	Canandaigua	NY	#	2465-2485 St Rt 332	70.11-1-1-34.000	\$ 1,144,600
2487 ROUTE 332, LLC	PO BO 310	East Rochester	NY	14445	2487-2489 St Rt 332	70.11-1-16.100	\$ 358,000
2487 ROUTE 332, LLC	PO BOX 310	East Rochester	NY	14445	2493 St Rt 332	70.11-1-2.110	\$ 150,000
2495-2505 ROCHESTER ROAD LLC	2505 ST RT 332	Canandaigua	NY	14424	2495 St Rt 332	70.11-1-3.110	\$ 154,700
2495-2505 ROCHESTER ROAD LLC	2505 ST RT 332	Canandaigua	NY	14424	2505 St Rt 332	70.11-1-4.100	\$ 125,000
PARKSIDE GREENS OFFICE PARK, LLC	90 AIRPARK DR, STE400	Rochester	NY	14624	2525 St Rt 332	70.11-1-6.100	\$ 335,700
2531 ROUTE 332 LLC	2531 ST RT 332	Canandaigua	NY	14424	2531 St Rt 332	70.11-1-11.100	\$ 312,000
FARNSWORTH, RANDALL R	2555 ST RT 332	Canandaigua	NY	14424	2555 St Rt 332	70.11-1-36.000	\$ 858,900
KOST, MICHAEL G SR	200 HOLLEDER PKWY	Rochester	NY	14615	2565 St Rt 332	70.11-1-13.110	\$ 283,900
H S ASSOCIATES, LLC	446 WATERLOO GENEVA RD	Waterloo	NY	13165	2567 St Rt 332	70.11-1-14.100	\$ 826,700
ROBERT J MARCHENESE LLC	2585 ST RT 332,	Canandaigua	NY	#	2585 St Rt 332	70.11-1-1-12.100	\$ 500,000
FINGER LAKES ASSETS LLC	1279 UPPER FRONT ST	Binghamton	NY	13901	2591 St Rt 332	70.16-4-8.110	\$ 808,000
CASE, MARK S	122 GRANGER ST,	Canandaigua	NY	14424	2595 St Rt 332	70.16-4-46.100	\$ 128,300
CASE, MARK S	122 GRANGER ST	Canandaigua	NY	14424	2580 Co Rd 28	70.16-4-45.100	\$ 292,300
GRAY MATTER HOLDINGS, LLC	37 BOWERS #1	Jersey City	NJ	7307	5137 North Rd	70.16-4-44.100	\$ 527,300
Canandaigua National Bank	72 South Main Street	Canandaigua	NY	14424	2241 State Route 332	56.00-1-51.100	\$ 95,300
Canem Assoc	145 CULVER RD, Ste 160	Rochester	NY	14620	2265 State Route 332	56.00-2-31.110	\$ 450,000
Stellas Florist	1880 State Route 332	Canandaigua	NY	14424	2281 State Route 332	56.00-2-30.100	\$ 160,000
Canandaigua Sprotsmans Club	PO Box 389	Canandaigua	NY	14424	5280 Emerson Road	56.00-2-17.000	\$ 159,000
Gonzalez, Miguel & Brenda	5257 Emerson Road	Canandaigua	NY	#	5257 Emerson Road	56.00-2-25.111	\$ 137,000
Gonzalez, Miguel & Brenda	5257 Emerson Road	Canandaigua	NY	14424	0000 Emerson Road	56.00-2-25.111	\$ 19,400
Reason, Ronald	110 Pleasant St	Canandaigua	NY	14424	5287 Emerson Road	56.00-2-26.000	\$ 102,000
Town of Canandaigua	5440 Route 5 & 20	Canandaigua	NY	14424	0000 Emerson Road	56.00-2-52.200	\$ 1,200
Connors, Victoria	5289 Emerson Road	Canandaigua	NY	14424	5289-5291 Emerson Road	56.00-2-28.000	\$ 110,000
Mast, Arnold & Sarah	5293 Emerson Road	Canandaigua	NY	14424	5293-5295 Emerson Road	56.00-2-29.000	\$ 102,000
Meyer Communities	693 Stone Road	Pittsford	NY	14534	0000 Emerson Road	56.00-2-52.110	\$ 97,600
Pfeiffer Real Estate Holdings	6350 Bills Road	Naples	NY	14512	2365 Firehall Road	56.00-2-24.510	\$ 376,100
Ontario County IDA	2370 Firehall Road	Canandaigua	NY	14424	2370 Firehall Road	56.00-2-23.111	\$ 1,500,000
Hansen, Thomas & Sandra	1067 South Lake Road	Middlesex	NY	14507	0000 Parkside Drive	70.00-1-18.117	\$ 114,900
Lucille Syracuse Revocable Real Estate Trust	8 Cabernet Circle	Fairport	NY	14450	0000 Parkside Drive	70.00-1-18.115	\$ 173,600
Hansen, Thomas & Sandra	1067 South Lake Road	Middlesex	NY	14507	0000 Parkside Drive	70.00-1-65.100	\$ 200,000
Town of Canandaigua	5440 Route 5 & 20	Canandaigua	NY	14424	5298 Parkside Drive	70.00-1-73.000	\$ 705,500
Ontario County Sewer District	27 N Main Street	Canandaigua	NY	14424	2470 Firehall Road	70.00-1-15.140	\$ 140,000
2487 Rte. 332, LLC	PO Box 310	East Rochester	NY	14445	0000 Firehall Road	70.11-1-26.000	\$ 3,500
Town of Canandaigua	5440 Route 5 & 20	Canandaigua	NY	14424	0000 Firehall Road	70.11-1-27.000	\$ 450
2495-2505 Rochester Road LLC	2505 State Route 332	Canandaigua	NY	14424	0000 Firehall Road	70.11-1-28.000	\$ 10,900
Canandaigua City School District	143 N Pearl Street	Canandaigua	NY	14424	5262 Parkside Drive	70.11-1-20.100	\$ 553,700
DePaul Trolley stationHousing	1931 Buffalo Road	Rochester	NY	14624	2464 County Road 28	70.11-1-31.000	\$ 2,471,000
5251 Parkside Housing Development	41 Lewis Street	Geneva	NY	14456	5251 Parkside Drive	70.11-1-29.000	\$ 1,800,000
Volpe, James	162 Amann Road	Honeoye Falls	NY	14472	0000 Parkside Drive	70.11-1-30.000	\$ 54,500
Parkside Greens Office Park, LLC	90 Airpark DR, Ste 400	Rochester	NY	14624	5259 Parkside Drive	70.11-1-19.100	\$ 782,000
Parkside Greens Office Park, LLC	90 Airpark DR, Ste 400	Rochester	NY	14624	5263 Parkside Drive	70.11-1-18.000	\$ 290,800

Parkside Greens Office Park, LLC	90 Airport DR. Ste 400	Rochester	NY	14624	5273 Parkside Drive	70.11-1-16.100	\$	312,800
Parkside Greens Office Park, LLC	90 Airport DR. Ste 400	Rochester	NY	14624	5297 Parkside Drive	70.11-1-12.000	\$	810,300
Farnsworth, Randall	5375 Thomas Road	Canandaigua	NY	14424	0000 Parkside Drive	70.11-1-16.211	\$	94,200
Farnsworth, Randall	5375 Thomas Road	Canandaigua	NY	14424	0000 Co Rd 28	70.11-1-33.000	\$	93,300
TLMJ Ventures, LLC	44 Bristol Street	Canandaigua	NY	14424	2484 County road 28	70.11-1-32.000	\$	224,500
2487 Rte. 332, LLC	PO Box 310	East Rochester	NY	14445	0000 State Route 332	70.11-1-38.000	\$	400
GOODMAN ENTERPRISES, LLC	2987 ALGERINE ST	Stanley	NY	14561	2515 Co Rd 28	71.09-2-42.000	\$	1,249,400
GOODMAN ENTERPRISES, LLC	2987 ALGERINE ST	Stanley	NY	14561	5026-5099 Northside Ln	71.09-2-43.000	\$	1,568,000
PALMER, RANDY RICHARD II	2514 CO RD 28	Canandaigua	NY	14424	2514 Co Rd 28	70.11-1-34.000	\$	134,600
FATHERGILL, THOMAS J	PO BOX 539	Canandaigua	NY	14424	2520 Co Rd 28	70.11-1-35.000	\$	300,000
CASTNER, MICHAEL	2525 CO RD 28	Canandaigua	NY	14424	2525-2545 Co Rd 28	71.09-2-44.000	\$	236,000
KOST, MICHAEL G SR	6920 Pointe Inverness WAY, Ste. 301	Fort Wayne	In	46804	2565 St Rt 332	70.11-1-13.110	\$	283,900
H S ASSOCIATES, LLC	446 WATERLOO GENEVA RD	Waterloo	NY	13165	2567 St Rt 332	70.11-1-14.100	\$	826,700
ROBERT J MARCHENESE LLC	2585 ST RT 332	Canandaigua	NY	#	2585 St Rt 332	70.11-1-15.100	\$	500,000
FINGER LAKES ASSETS LLC	1279 UPPER FRONT ST	Binghamton	NY	13901	2591 St Rt 332	70.16-4-8.110	\$	808,000
CASE, MARK S	122 GRANGER ST,	Canandaigua	NY	14424	2595 St Rt 332	70.16-4-46.100	\$	128,300
CASE, MARK S	122 GRANGER ST	Canandaigua	NY	14424	2580 Co Rd 28	70.16-4-45.100	\$	292,300
GRAY MATTER HOLDINGS, LLC	37 BOWERS Apt. 1	Jersey City	NJ	0730	5137 North Rd	70.16-4-44.100	\$	527,300
ZIMMERMAN, ERIC C	3370 CO RD 16	Canandaigua	NY	#	2574 Co Rd 28	70.16-4-9.100	\$	279,500
SCHARR, JOHN M. & MARY A.	2562 CO RD 28	Canandaigua	NY	14424	2562 Co Rd 28	70.16-4-10.000	\$	169,400
MUMEROW, PHILIP & ROSE	5301 NOTT RD	Canandaigua	NY	14424	2564 Co Rd 28	70.16-4-11.100	\$	161,800
HORAN, KYLE J & YOUNG, SHANNON M	2550 Co Rd 28	Canandaigua	NY	14424	2550 Co Rd 28	70.16-4-12.000	\$	164,000
KETTAVONG, TODD T	2544 Co Rd 28	Canandaigua	NY	14424	2544 Co Rd 28	70.16-4-13.000	\$	106,000
COATS, JOAN	2538 CO RD 28	Canandaigua	NY	14424	2538 Co Rd 28	70.16-4-14.110	\$	118,300
FINGER LAKES ASSETS LLC	1279 UPPER FRONT ST	Binghamton	NY	13901	Co Rd 28	70.16-4-51.111	\$	56,900
TWO ACRES NORTH, LLC	PO BOX 25207	Farmington	NY	#	2557 Co Rd 28	70.16-4-15.000	\$	130,600
DOYLE, BRIAN	5263 PARKSIDE DR	Canandaigua	NY	14424	5130 North Rd	70.16-4-16.100	\$	28,000
DOYLE, BRIAN D	PO BOX 25207	Farmington	NY	14425	5116 North Rd	70.16-4-17.000	\$	105,000
NEXT PHASE PLAN LLC	3564 OTETIANA PT	Canandaigua	NY	14424	5110-5114 North Rd	70.16-4-18.131	\$	588,600
NEXT PHASE PLAN LLC	3564 OTETIANA PT	Canandaigua	NY	14424	5104-5106 North Rd	70.16-4-18.112	\$	322,500
Moore/Hershey/Martin	145 Culver Road, Suite 160	Rochester	NY	14620	Co Rd 8	56.00-2-32.112	\$	43,900

\$ 57,821,180

x = the 11 single family residential properties highlighted and also marked with an X on the Uptown BID map are to be excluded from the Uptown Bid assessment while they are used for single family residential purposes