

# *Town of Canandaigua*

5440 Routes 5 & 20 West • Canandaigua, NY 14424 • (585) 394-1120  
*Established 1789*

## **Planner's Analysis**

**PROPERTY OWNER:** Uptowne Pointe, LLC

**PROPERTY ADDRESS:** 2435 Brickyard Road

**TAX MAP NUMBER:** 70.00-1-67.111

**ZONING DISTRICT:** I- Industrial

### **Reference Documentation**

Petition to Amend the Official Zoning Map- Mixed Use Overlay District, dated 8/12/2022, received 08/12/2022.

Letter from Rocco Venezia, Venezia Group, to Town of Canandaigua Development Office, dated 8/08/2022, received 08/12/2022.

Conceptual Plan titled, "Uptowne Pointe Phase 1," prepared by Rocco A. Venezia, Land Surveyor, dated 8/12/2022, received 8/12/2022.

Resolution No. 2022-240: Authorization to Proceed with Mixed Use Zoning, Referral to Planning Board for Advisory Report.

Town of Canandaigua Uptown Canandaigua Mixed-Use and Transportation Corridor Feasibility Study, March 2019.

Town of Canandaigua 2021 Comprehensive Plan Update.

### **Project Description**

Applicant is proposing to rezone 2435 Brickyard Road (TM # 70.00-1-67.111) from Industrial to Mixed Use Overlay. Applicant is proposing to buildout a two phased residential project; Phase 1 at five (5) lots and Phase 2 at nineteen (19) lots.

### **Determination:**

The plan, as presented, is a very basic sketch/conceptual plan. The plan, in its current form, does not warrant a full-scale site plan analysis but merely a determination as to how it meets the general intent of the MUO.

Ultimately, the following design standards will be applicable later, but should also be considered now;

1. A site plan that will continue to attract appropriate development in order to expand upon the economic and fiscal base of the Town in a manner that maintains the unique character of the respective growth node and contributes to maintaining a high quality of life within the community;
2. A site plan that encourages architectural and site design that is compatible with the site's surroundings;
3. A site plan that encourages buildings that provide an appropriate transition between adjacent sites within the growth nodes;
4. A site plan that encourages buildings that are protective of open space resources important to the Town;

5. A site plan that establishes a clear and consistent character for new structures with existing structures and sites;
6. A site plan that reduces delays and avoids confusion that developers, landowners, or business operators may encounter during the construction phase of the proposed project; and
7. A site plan that the Planning Board finds will minimize land use conflicts between adjacent sites and within the growth node area to the greatest extent practicable.

**Considerations for the Planning Board:**

*Is it the intent of the applicant to request a rezoning of the entire parcel?*

Phase 1 and Phase 2 are for a portion of a larger, 42-acre lot. Pieces of the parcel were recently subdivided into 4, three-acre, Industrial lots. The Planning Board has an active application for a mini-storage facility on one of the parcels.

*How does this meet the intent of the Uptown Canandaigua study (2019)?*

This proposal involves replacing industrially zoned land with residential which is not recommended. According to the Uptown Plan from 2019, the Town has just under 100 acres of industrial land use within the Uptown Corridor. Although only approx. 7 percent of land in the Town is zoned industrial, nearly all of Canandaigua's industrial facilities are located within Uptown. It is noted in the Uptown Plan and needs to be called out in this report, the importance of supporting both existing operations and accommodate future growth in the industrial sector in a way that positively contributes to the redevelopment of Uptown over time.

I have attached visuals, from Pages 85 and 86 of the Uptown Plan, and hash tagged the parcel in question. Recommendations keep over 90 percent of that parcel in the Industrial zone.

Residential areas, with a mix of different housing types, are better suited, and recommended for buildout along Thomas Road and Sommers Drive. A small portion of the parcel is in that area and could support residential. Page 148 of the Uptown plan details the Mixed-Use Residential area and purpose, and the applicant should address this.

*How does this proposal meet the intent of the Town of Canandaigua 2021 Comprehensive Plan Update?*

The Town will promote development of sense of place and a diverse and sustainable tax base with a variety of employment options. It will maximize opportunities for commercial, industrial, and service sector development without compromising the town's natural, cultural, and historic resources

The Town's solar code is currently being updated to better reflect the changing nature of the solar industry as well as protect the Town. One of the recommendations is to keep basically all solar in the industrial areas of the Town. Being this is a 42-acre industrial parcel, are there implications on limiting alternative energy citing if it is rezoned?

Is this rezoning of 42 acres from industrial to residential warranted in maximizing industrial opportunities?

*Connectivity?*

Prior submissions to rezone this parcel addressed the Auburn Trail and a connection along the gas line near which cuts through the area. How will this proposal meet the interconnectivity and

expansion of the Auburn Trail.

*Justification from the applicant?*

Has the applicant clearly addressed how this parcel rezoning meets the intent of the adopted land use plans for the Town of Canandaigua? Further detail should be provided for the entire parcel and how it meets the vision for the Uptown area.

**Referral to the Planning Board:**

The Planning Board must review the application and submit a report to the Town Board prior to them making a recommendation.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
Shawna Bonshak –Town Planner