

# Memo

**To:** Town Board

**From:** Sarah Reynolds, Town Planner

**cc:** Chris Nadler, Town Attorney

**Date:** 9/5/2024

**Re:** Review of Uptown Landing Incentive Zoning Proposal with consideration for its alignment with the Town of Canandaigua Comprehensive Plan Update and the Parks and Recreation Master Plan

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## 1. Alignment with the 10 Comprehensive Plan Update Goals and Action Items

*The proposed Uptown Landing Incentive Zoning project aligns with many of the Town of Canandaigua Comprehensive Plan's goals and action items, especially those concerned with directing more dense, mixed-use development to the Town's designated growth nodes. It also satisfies action items that recommend increasing pedestrian access throughout residential areas and connecting to public and community services such as parks, grocery stores and the like. The project also helps further the Town's goal of increasing housing supply in the Town. Below is an assessment of how the proposed project meets each of the 10 Comprehensive Plan Goals and which action steps it addresses.*

- Agriculture
  - GOAL: The community values its agricultural heritage and rural character and supports farming and the protection of valuable, irreplaceable soils. The Town will regulate and act in support of the preservation and continued development of agriculture by supporting economic endeavors within the agricultural industry, promoting the purchase of local produce and other local agricultural products, and keeping land in farming.
  - Aligned Action Items:
    - Concentrate development in growth nodes least impactful to agriculture
      - *The proposed project is located in a designated growth node in the Uptown region of the Town.*
    - Encourage continued agricultural use of viable farmland and discourage development of those parcels by directing developers to more appropriate locations within the Town such as the three identified growth nodes.

- *The proposed project is located in a designated growth node in the Uptown region of the Town, thereby preserving continued agricultural use of surrounding farmland.*
- Natural Resources
  - GOAL: The Town will protect its natural resources and scenic views which benefit the Town and greater Canandaigua area, including Canandaigua Lake and its watershed. The Town will support the conservation and maintenance of the land that provides critical open space and creates a network of linkages for wildlife habitat, stormwater management, scenic views, and active recreational trails.
  - Aligned Action Items:
    - Promote housing and development growth within identified growth nodes and discourage development in environmentally sensitive areas.
      - *The proposed project is located in a designated growth node in the Uptown region of the Town. The proposed location does not contain any environmentally sensitive areas according to the environmental impact statement provided by the applicant.*
- Cultural and Historic Resources
  - GOAL: The Town will promote the history of the Town of Canandaigua, support the protection of significant historic properties, and promote awareness of the influences of the Native American heritage on the evolution of the Town of Canandaigua and the greater Canandaigua area.
  - Aligned Action Items:
    - *NONE*
- Parks and Recreation
  - GOAL: The Town will improve and expand the active and passive recreational re-sources within the Town to meet the needs of the community. The Town will encourage the use of existing and expanding recreation programs offered.
  - Aligned Action Items:
    - Explore opportunities to connect and/or extend existing trails.
      - *The proposed development proposes connections to existing trails at the adjoining Blue Heron Park*
      - *The amenities package includes public sidewalks along the public roads, connecting to existing sidewalks along Route 332.*
    - Provide trails within new developments.
      - *The proposed development proposes walking trails and sidewalks within the development area*
    - Put prime importance on accessibility for all ages and abilities.
      - *The proposed amenities package includes paving the existing stone dust trails at Blue Heron Park. This will improve accessibility at Blue Heron Park.*

- Economic Development
  - GOAL: 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. It will contribute to and support the local and regional tourism industry by hosting new events in our area and supporting new destinations and amenities for tourists.
  - Aligned Action Items:
    - Review and revise existing NC, CC, LI, IND, and MR zoning districts to allow for more accessible and more affordable development by reducing setback and mini-mum lot size requirements.
      - *The proposed project proposes a new zoning district through the use of Incentive Zoning that requests incentives for reduced lot sizes to allow for denser development and the potential for reduced price point for the single family homes (due to presumed reduced value associated with a smaller lot) according to the applicant/developer.*
  
- Residential & Neighborhood Character
  - GOAL: Support future residential growth of diverse housing types that makes Canandaigua livable for people of all ages, abilities, family sizes, and income levels. The Town will strive to create a welcoming community through events and the creation of attractive public spaces embedded in the neighborhoods designed to be inclusive, vibrant, sustainable, and accessible to all.
  - Aligned Action Items:
    - Review the efficacy of existing dimensional standards of zoning districts.
      - *The proposed Incentive Zoning district will have reduced lot sizes that are smaller than what would be allowed in the existing Form Based Code Mixed Use Subarea Zoning District.*
    - Create a plan to accommodate the potential for 1,300 new dwelling units within the Town.
      - *The proposed development will contain approximately 610 dwelling units when fully built out.*
    - Encourage the development of elder-friendly residences and neighborhoods close to groceries, health care, and other necessary services.
      - *The proposed development is in close proximity to a public park, restaurants, and the Tops grocery store. With the construction of the proposed public sidewalks, the development will provide pedestrian connections to these services and neighborhood amenities.*
  
- Hamlet of Cheshire
  - GOAL: Improve and protect the historic character and quality of the Hamlet of Cheshire.
  - Aligned Action Items:
    - *NONE*

- Transportation
  - GOAL: It is the goal of the Town to facilitate a diversified transportation system that effectively serves motorists, bicyclists, pedestrians, transit users and farm equipment operators. Future transportation development should accommodate active, alternative transportation and be designed to maximize safety for all modes of travel. Transportation infrastructure should incorporate changing technologies such as electric vehicles and autonomous vehicles.
  - Aligned Action Items
    - Support public and pedestrian transportation through denser, mixed-use development patterns.
      - *The proposed development includes smaller lot sizes than what would be allowed within the existing zoning district.*
      - *The proposed development includes mixed-use buildings as well as a diverse offering of both for sale and rental residential options (single family homes, apartments, and town homes).*
      - *The proposed development also includes pedestrian facilities throughout including sidewalks on all roads and trails within the development area and connections to the adjacent park trails at Blue Heron Park.*
    - Revise Town Code to allow dense residential, commercial, and workplace uses nearby existing RTS stops.
      - *The proposed development is near existing RTS stops.*
- Infrastructure
  - GOAL: Offer public water and sewer services in areas of the Town identified in Town plans, such as the Sewer and Water Master Plans and the Agricultural Enhancement Plan, for continued residential, commercial and industrial growth, and limit their expansion in the areas of the Town where increased growth is not encouraged. All residents of the Town will have access to high-speed internet and affordable, renewable energy options. The Town will plan for the replacement of aging infrastructure and public facilities and will create strategies for how best to manage stormwater. Solid waste diversion efforts will continue to grow and reduce the amount of waste sent to the Ontario County Landfill.
  - Aligned Action Items:
    - *NONE*
- Town Operations
  - GOAL: The Town will maintain efficiency of services and operations on behalf of the residents of the Town of Canandaigua through sound financial management and multi-year financial and capital planning while always exploring opportunities for shared services with neighboring municipalities and other entities.
  - Aligned Action Items:
    - *NONE*

## 2. Alignment with the Parks and Recreation Master Plan’s Goals and Action Items

*The proposed Uptown Landings Incentive Zoning project aligns with many of the Town of Canandaigua Parks and Recreation Master Plan’s Recommendations and Proposed Actions. The proposed development includes proposed pedestrian facilities including sidewalks, interior trails, as well as trails and sidewalks on adjoining public roads and within Blue Heron Park. Below is an assessment of how the proposed project meets both general Parks and Recreation Master Plan goals and specific proposed actions for Blue Heron Park.*

- **Long-Range Goals and Objectives for Parks and Recreation**

The following goals, along with supporting objectives for parks and recreation, build upon the Mission Statement of the Parks and Recreation Department and the goals and policies of the Comprehensive Plan. They reflect the expressed sense of the Town Board, the Parks and Recreation Committee, and of Town residents.

- **Goal 1: Promote the creation of a diversity of active and passive recreation facilities within the Town for all age groups.**
  - Objective 3: Encourage private construction and maintenance of recreational facilities available to Town residents.
    - *The proposed development includes sidewalks and both internal and external trails that would be constructed by the Developer. Maintenance would be at the cost of the Town.*
  - Objective 6: Continue to encourage and support a voluntary Town-wide trails system. Develop trails that serve as park-to-park and residential area-to-park linkages, and install trail and park signage throughout Town for ease of wayfinding.
    - *The Proposed development includes residential area-to-park linkages from the development to Blue Heron Park via trails and sidewalks.*
- **Goal 2: Capitalize on unique scenic, historical, and cultural assets, and scenic ravines, for recreational and educational pursuits.**
  - Objective 3: Provide access and trails on significant lands where appropriate.
    - *The proposed development includes sidewalks throughout the development and both internal and external trails.*
  - Objective 7: Recognize that revitalization of the Town can create an identifiable “center” or “destination” for the Town, enhance recreational pursuits, attract visitors, and contribute to economic activity.
    - *The proposed development has the potential to improve the sense of place in the Uptown region as well as help to make Uptown more of a destination for residents and the community rather than a passthrough for commuters.*

- **Goal 4: Ensure that parks and recreational offerings are responsive to the needs and desires of the community.**
  - Objective 7: Provide lands, facilities, and programs to accommodate persons of differing abilities, including those with disabilities.
    - *The proposed development amenities package includes paved trails at Blue Heron Park as well as sidewalks throughout the development and along Firehall Road and Parkside Drive.*
  
- **Capital Improvement Plan for Blue Heron Park**
  - Phase 1:
    - ADA compliant path to all pavilions & paths (400 LF @ \$40/LF) 16,000
      - *Proposed development amenities package includes paving the paths at Blue Heron Park.*
  - Phase 2:
    - Playground (2-5 & 5-12) 120,000
      - *The Proposed development amenities package includes a playground at Blue Heron Park.*
  - Phase 3:
    - Connection to New Development to Northeast
      - *The Proposed development amenities package includes trail and sidewalk connections to Blue Heron Park.*
    - Restrooms (\$210,000)
      - *The Proposed development amenities package includes a public restroom facility at Blue Heron Park*