

**AGENDA**  
**CITY COUNCIL COMMITTEE OF THE WHOLE**  
**PLANNED UNIT DEVELOPMENT REVIEW COMMITTEE**

**Thursday, October 20, 2016**

**7:00 P.M.**

**Hurley Building**

**Committee:** David Whitcomb, Chairman  
Ellen Polimeni, Mayor  
Nick Cutri  
Anita Twitchell  
Karen White  
Robert O'Brien  
James Terwilliger  
Matt Martin  
Cindy Wade

**1. Pinnacle North: Consistency Analysis**

The developer of Pinnacle North has requested to meet with the PUD Committee in regard to the consistency analysis for Phase II. No changes have been made to the plans since the August 25, 2016 PUD meeting. By way of background, the Planning Commission reviewed the application for Phase II and requested the Council's consistency analysis in accordance with the PUD ordinance (See §850-125 (B)). The application includes changes to the sketch plan which in summary, reduces the square footage of commercial/retail space from 24,000 sq. ft. to 10,000 sq. ft. and provides larger, but a reduced number of residential units (158 units reduced from 168 units). As a result the originally proposed retail space for Building D (as identified on the Phase II Preliminary Site Plan) is proposed to be removed completely. Please note that Building D on the preliminary site plan is identified as Building E and part of Phase IIIA on the approved Sketch Plan. Attached to this agenda is the approved Sketch Plan, Phase II Preliminary Site Plan and a consistency analysis submitted as part of the application that were provided to the Committee at its August meeting.

**2. Lisk Property – 243 Gorham Street**

At the City Council's December 10, 2015 meeting Don Lasher of Capstone Real Estate Development, LLC. (Capstone), presented his plans to purchase and redevelopment the former Lisk Property located at 243 Gorham Street into a mixed use development with residential, retail, office and light manufacturing. Since that time, the property was purchased by Capstone. City staff has met with Mr. Lasher twice to discuss the development and how to proceed. In order to develop the property as presented in December 2015, the area will require re-zoning. Currently, the area is zoned M-1 Light Manufacturing. Mr. Lasher would like to re-zone the area as a PUD and has requested to present conceptual plans to the Committee to assist him in formulating a formal application.

## **Pinnacle North Phase II – Consistency Analysis**

### **Introduction and Background:**

An Environmental Impact Statement was completed in 2010 for the Canandaigua Lakefront Project which was to be located along the north side of Lakeshore Drive. Acting as Lead Agent, the City Council approved a Sketch plan (Alternative G) as part of the FEIS which provided an impact assessment based on that plan. In July of 2013, a new developer took over the project and provided the City with a new sketch plan of the proposed development, "Revised July 2013 Sketch Plan" (attached for reference).

Based on the "Consistency Analysis with the FEIS – Approved Plan for the Canandaigua Lakefront Planned Unit Development" the City Council found that the Revised July 2013 Sketch Plan was consistent with the 2010 SEQRA findings and PUD approval.

Since 2013 the developer brought forward an application for "North Shore – Phase I" which was based on the July 2013 plan and included the construction of Buildings A & B, Northshore Boulevard and the reconstruction of the parking lot north of Hess (originally slated for Phase II). The City Council ultimately found the Phase I proposal consistent with the July 2013 plan issuing Final Site Plan approval in December 2014. Construction of Phase I began in June of 2015 and included the cleanup up of a designated on site brownfield in accordance with the NYSDEC approved Interim Remediation Work Plan. Shortly after construction of Phase I began, the project was rebranded as "Pinnacle North". As of July 2016, Phase I is nearing construction completion and the developer now intends to move forward with the next phase of the project.

### **Summary:**

"Pinnacle North -Phase II" is consistent with the approved Revised July 2013 Sketch Plan. The development proposal encompasses the areas designated as Phase II and Phase IIIA on the 2013 plan and includes a nearly identical site layout. Phase II also includes the construction of the private drive extending from Northshore Boulevard east to Muar Street. As demonstrated in the table below, the current proposal is consistent with the July 2013 plan.

**Summary Table:**

	Revised July 2013 Sketch Plan (Phases II & IIIA)	Pinnacle North - Phase II
Parcel Area	5.6 acres	5.6 acres
Residential Units	140 (Phase II) 28 (Phase IIIA), 168 Total	158
Number of Residents	266	251
Commercial Space	16,000 sf (Phase II), 8,000 sf (Phase IIIA), 24,000 sf total	10,000 sf
Parking Spaces	304	305
Clubhouse	yes	yes
Green Space	9%	9%
Impervious Area	91%	91%
Pool	yes	yes
Maximum Height	1 story garage with 4 story residential above (60')	1 story garage with 4 story residential above (60')

The following site features presented in the July 2013 Consistency Analysis remain the same with the current proposal or are not impacted by the current phase:

- |                      |                                     |
|----------------------|-------------------------------------|
| Open Water           | Cultural Resources                  |
| Wetland Area Impact  | Groundwater                         |
| Vegetation           | Noise                               |
| Stormwater Runoff    | Water Use                           |
| Grading              | Public Need and Benefit             |
| Traffic              | Water and Wetland Resources         |
| Visual Setting       | Utilities and Energy Use            |
| Parks and Recreation | Commercial Character and Lighting   |
| Cultural Resources   | Land Use                            |
| FEMA Flood Zone      | Conformance with Comprehensive Plan |

As shown in the table, there has been a minor reduction in the number of residential units and the amount of commercial space. This comes as a result of necessary modifications made to the buildings during the architectural design phase. Given that the project is consistent with the 2013 plan with some minor reductions in scope, Pinnacle North Phase II will have no environmental impact which hasn't been considered.



- Building A**  
Phase I
- Areas: First Floor 15,000 sf  
Second Floor 5,000 sf
  - Traditional Style Architecture
  - Wood Framed with EIFS accents
  - Commercial Retail, Office or semi-public uses.

- Building B**  
Phase I
- Approximate Areas: First Floor Commercial: 16,000 sf  
First Floor Garage and Lobbies: 38,000 sf  
Upper Level Residential: 145,000 sf
  - 140 Units provided, a mixture of One, Two and Three Bedroom Units. Estimated 75% of the units will have lakeviews.
  - Traditional Style Architecture, storefront along the street.
  - Steel and Concrete framing at First Floor. Wood Framed above
  - Brick veneer with EIFS accents, Clapboard lap siding, Azek or Hardi-Trim detailing
  - First Floor of storefront areas is to be Commercial, possible Second through Fifth to be multifamily residential
  - One to Three Story elements face the street. Four and Five story elements away from Lakeshore.
  - First level interior Resident Parking accessed at the north side of the building, from the East-West Dr.
  - Surface Parking is within the interior of the site, accessed under the "bridge" off the proposed North-South Dr. as well as from Booth St.
  - Roof deck areas for possible dining assembly at the First Floor roof, as well multiple upper level roof decks for use by the residents.

- Building C**  
Phase II
- Approximate Areas: First Floor Commercial: 16,000 sf  
First Floor Garage and Lobbies: 38,000 sf  
Upper Level Residential: 145,000 sf
  - 140 Units provided, a mixture of One, Two and Three Bedroom Units. Estimated 75% of the units will have lakeviews.
  - Traditional Style Architecture, storefront along the street.
  - Steel and Concrete framing at First Floor. Wood Framed above
  - Brick veneer with EIFS accents, Clapboard lap siding, Azek or Hardi-Trim detailing
  - First Floor of storefront areas is to be Commercial, possible Second through Fifth to be multifamily residential
  - One to Three Story elements face the street. Four and Five story elements away from Lakeshore.
  - First level interior Resident Parking accessed at the north side of the building, from the East-West Dr.
  - Surface Parking is within the interior of the site, accessed under the "bridge" off the proposed North-South Dr. as well as Lakeshore Dr.
  - Roof deck areas for possible dining assembly at the First Floor roof, as well multiple upper level roof decks for use by the residents.

- Building E**  
Phase IIIA
- Approximate Areas: First Floor Commercial: 8,000 sf  
First Floor Garage and Lobbies: 36,000 sf  
Upper Level Residential: 36,000 sf
  - 28 Units provided, a mixture of One and Two Bedroom Units. Estimated 70% of the units will have lakeviews.
  - Traditional Style Architecture, storefront along the street.
  - Steel and Concrete framing at First Floor. Wood Framed above
  - Brick veneer with EIFS accents, Clapboard lap siding, Azek or Hardi-Trim detailing
  - First Floor of storefront areas is to be Commercial, possible Second and Third floor to be multifamily residential
  - One to Three Story elements face the street, with the larger portion recessed away from Lakeshore.
  - Parking areas within the interior, accessed from driveway along the East side.
  - Surface Parking is within the interior of the site, accessed under the "bridge" off the proposed North-South Dr. as well as Lakeshore Dr.
  - Roof deck areas facing Lakeshore for use by the residents.

- Building F**  
Phase IIIB
- Approximate Areas: First Floor Commercial: 5,000 sf  
First Floor Garage and Lobbies: 36,000 sf  
Upper Level Residential: 130,000 sf
  - 120 Units provided, a mixture of One, Two and Three Bedroom Units. Estimated 70% of the units will have lakeviews.
  - Traditional Style Architecture, storefront along the street.
  - Steel and Concrete framing at First Floor. Wood Framed above
  - Brick veneer with EIFS accents, Clapboard lap siding, Azek or Hardi-Trim detailing
  - First Floor of storefront areas is to be Commercial, possible Second through Fifth to be multifamily residential
  - One to Three Story elements face the street, with the larger portion recessed away from Lakeshore.
  - Access at the north side of the building, from the East-West Dr.
  - Surface Parking areas within the interior, accessed off the proposed East-West Dr.
  - Multiple Roof Deck areas facing Lakeshore for use by the residents.

- Building H**  
Phase V
- Approximate Areas: 12,000 sf to 15,000 sf
  - Traditional Style Architecture
  - Probable Brick veneer with simulated stone or EIFS accents, Clapboard lap siding, Azek or Hardi-Trim detailing
  - Commercial use.
  - Surface Parking areas within facing away from Lakeshore, accessed off Mutual St.

- Building G: Townhouses**  
Phase IV
- 29 Units provided, a mixture of Two and Three Bedroom Units. All of the units will have lakeviews.
  - Traditional Style Architecture
  - Wood Framed
  - Brick veneer or Clapboard lap siding, Azek or Hardi-Trim detailing
  - Parking in front of each unit as well as individual unit garages within the Townhouses accessed at drives through this area.

