

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

**Tuesday, December 1, 2020**  
**7:00 P.M.**

<https://zoom.us/j/92438070995>

**Committee:** Bob Palumbo, Mayor  
Nick Cutri  
Dan Unrath  
Karen White  
Erich Dittmar  
Thomas Lyon  
Renée Sutton  
James Terwilliger  
Steve Uebbing

**1. Northeast PUD Request**

In 2005, approval was granted to subdivide 18 acres for 66 homes. These would have been configured on 55-foot wide lots as “attached single family homes” (similar to what exists on Stewart Place). This project never began and the land was ultimately sold to another developer, Chris Iversen. Mr. Iversen is requesting to maintain a similar density of 71 units on 30 acres, but use detached homes instead of attached. The current zoning for detached homes requires a lot width of 75 feet, whereas this proposal would maintain the approved 55-foot lots. Instead of seeking multiple variances for every lot, City Staff recommended a Planned Unit Development (PUD). To accommodate the narrow lots, the project would employ innovative house designs with attached garages on the rear of the home. The development would also include a small park that would be dedicated to the City. The proposed project is consistent with the latest update to the Comprehensive Plan for the northeast quadrant of the City.

Plans were not available for review at the time this agenda was distributed, but will be distributed early next week prior to the meeting.

After this initial meeting, if the Council is amendable to a PUD, the process proceeds as follows:

- ) Developer make a formal submittal for “Sketch Plan Review”, including lot and road layout, examples of the architecture and a preliminary park design.
- ) Council holds a special PUD meeting with an initial Public Hearing.
- ) Referrals are made to City Staff, as well as the City Planning Commission and County Planning Board.
- ) Within 60 days of submittal, the Council renders a decision on the Sketch Plan, which if approved, would result in the rezoning to PUD.
- ) The project then proceeds in a more traditional manner to the Planning Commission for Subdivision, Site Plan Review and Architectural Review. A second public hearing is held by the Planning Commission when more project details are available.

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Heavy Civil Construction » Underground Utility Construction » Site/Civil/Utility Design » Energy Services

November 24, 2020

City of Canandaigua, NY  
2 North Main Street  
Canandaigua, NY 14424

Attn: Richard E. Brown, AICP  
Director of Development & Planning

RE: Request for Informal Presentation to the City Council  
North Classics Subdivision (formerly Grande Meadows Subdivision)

Dear Rick,

On behalf of our client, Chrisanntha, Inc., we are herewith making submission for attendance of the December 1, 2020 City Council meeting for the purpose of an informal presentation regarding a new subdivision called North Classics (formerly Grande Meadows).

Chrisanntha, Inc. proposes to develop an affordable and unique neighborhood on an undeveloped parcel within the City of Canandaigua. The subject property is located in the City of Canandaigua, New York, in the County of Ontario. The 30-acre parcel is located in the northeast quadrant of the City, approximately 1200' North of Chapel Street. The property fronts Stewart Place to the southeast, and North Road to the north. The nearest major street intersection is that of North Street and East Street, northeast of the site. The property is currently within the City's R-1-B zone and is surrounded by residential uses of varying sizes. The parcel to the south is an approved subdivision known as Covington Place. A proposed road from this future subdivision, Sibley Place, terminates at the subject property's southern border.

20 acres of the subject area is currently approved as a 66-lot subdivision development that utilizes attached duplex style housing on 55' wide lots. A total of 66 attached homes are proposed yielding 3.3 homes per acre. The previous project also calls for piping of the large drainage ditches that run through the parcel. These development features result in very high development costs that would have to be passed on to potential buyers and therefore becomes unmarketable.

In order to develop this property, the parcel will need to be rezoned and developed under the Planned Unit Development Guidelines (PUD). These guidelines will allow for the creation of a unique neighborhood community. The flexible land use and design criteria allowed for in a PUD provide an avenue to develop a property that has significant cost prohibitive design constraints, such as this one, and end up with a residential development that is an asset to the community. Upon full build-out, this multi-phase development will produce approximately 71 detached homes and a City dedicated park

land. That reduces the previously approved housing density to 2.4 homes per acre and provides for detached homes rather than attached duplexes.

To provide access to this neighborhood roughly 3400LF of new road will be constructed. Upon completion of this project, the new road network will provide access to North Road for Stewart Place from the west and Sibley Place from the south. Stewart Place will be extended to the eastern limits of the property for possible future connection, and Sibley Place will be extended so as to connect with Stewart Place. Providing an additional access point for the surrounding subdivisions will improve traffic circulation.

Currently, there is a drainage channel of significant size that traverses the property from North to South. This channel runs within the limits of an existing easement granted from the property owner to the City. The channel conveys run-off from approximately 250 acres of off-site area across the property from the South to the North where the flow leaves the site via an existing culvert (44"x72" CMP arch with a natural bottom). Contrary to previous designs, under this new scenario the "off-site" drainage will be left unencumbered. With the exception of piping a small portion of the ditch, the drainage will be allowed to flow through the site in the same manner under the post-development as in the current condition. With the off-site drainage flow being left "offline" it allows for a much smaller footprint. Only the run-off generated from this development will be treated in the new stormwater management facilities. This in turn translates into a more cost-effective design.

Utility services, such as gas, electric, water, and sanitary will all be extended through the development and provide the necessary services to the residences. All of these utilities are readily available within the property boundaries. The development is to be constructed in phases. Each phase of the project will consist of the construction of new homes as well as the roadway required to access the homes and the utilities required to serve these homes. Each phase of the project will require the construction of both temporary and permanent drainage improvements to serve the specific area within that phase. These improvements will be designed to meet all applicable city and state standards.

In addition, the proposed project meets the objectives of a PUD in the following ways:

- The project offers a wide range of inexpensive housing options and provides a traditional; neighborhood feel.
- The proposed development will provide a new City dedicated park area and potential connectivity to the City's Northeast Park and neighboring schools.
- The project will strive to retain trees currently on site that fit the layout of the new development. The existing drainage ways that are currently on the site will be protected and incorporated into the new development.
- The plan's higher density allows a more efficient use of the land, reducing the amount of public roadway and utilities, as well as branch utilities. By minimizing infrastructure, the high cost of building and site construction will be reduced to offer a more affordable residential product.
- The proposed development meets the objectives of the latest comprehensive plan as presented below.
- Developing this property under the strict guidelines of the R-1-B zoning district would be restrictive in meeting many of the goals stated in the comprehensive plan and would not achieve a less expensive housing option.

The proposed project meets the desired development ideals set forth in the 2020 Updated Comprehensive City Plan as follows:

- The project is a residential development with characteristics of a traditional Canandaigua neighborhood.
- The project proposes an alternative residential development pattern
- Traditional streetscapes with curb, trees, sidewalks and homes built close the road, are proposed.
- The new roadway will provide for interconnection of other streets and pathways.
- The project offers an opportunity to provide pedestrian linkage to the City's Northeast Park and neighboring schools.
- A City dedicated park is proposed for the project.

Please review this letter of intent and the attached conceptual plan and feel free to contact me with any comments, questions or concerns.

Sincerely,



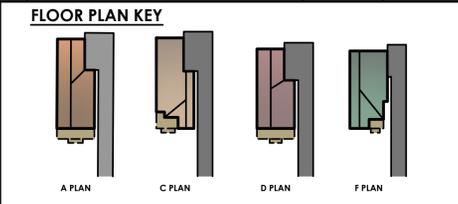
John P. Clarke  
Land Development Manager  
The DDS Companies

**SITE DATA:**

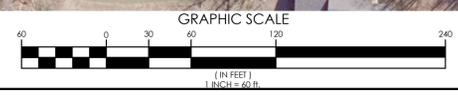
OWNER: CHRISANNTHA, INC.  
 PROJECT LOCATION: 299 STEWART PLACE, CITY OF CANANDAIGUA, NY  
 TAX ACCOUNT #: 71.09-3-37.11  
 TOTAL AREA: 30.00 ACRES ±  
 ZONING: R-1B SINGLE FAMILY RESIDENTIAL

**ZONING REQUIREMENTS**

ZONING: R-1B SINGLE FAMILY RESIDENTIAL	REQUIRED	PROPOSED
FRONT SETBACK	25'	25'
SIDE SETBACK	8'	5'
REAR SETBACK	30'	30'
MIN. LOT AREA	10,000 SF	9,200 SF
MIN. LOT WIDTH	75'	55'
MIN. LOT DEPTH	125'	>125'
MAX. BUILDING HEIGHT	35'	35'
MAX. LOT COVERAGE	25%	22%



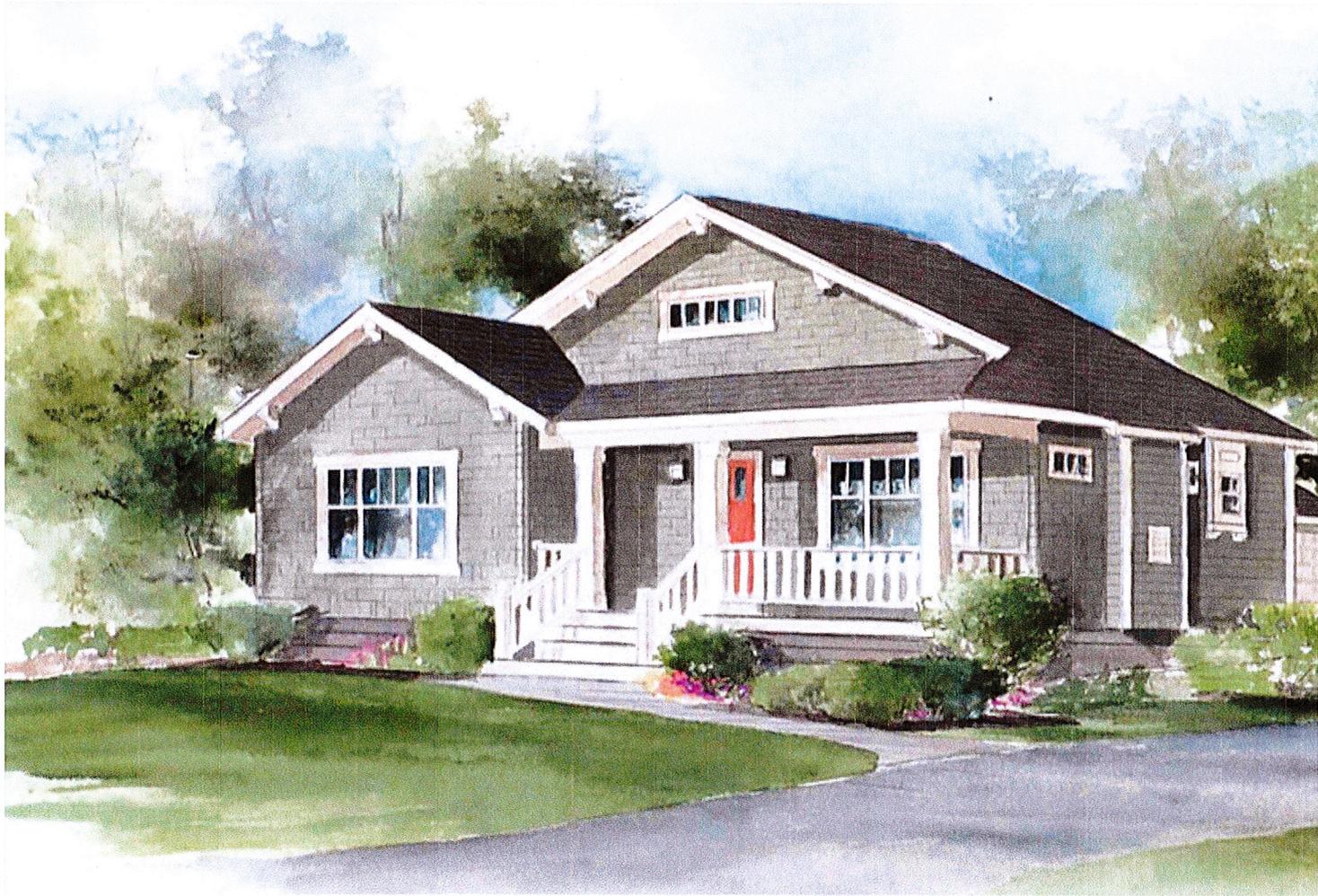
# NORTH CLASSICS SUBDIVISION



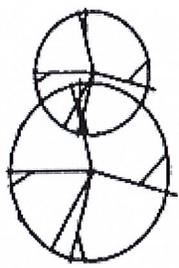
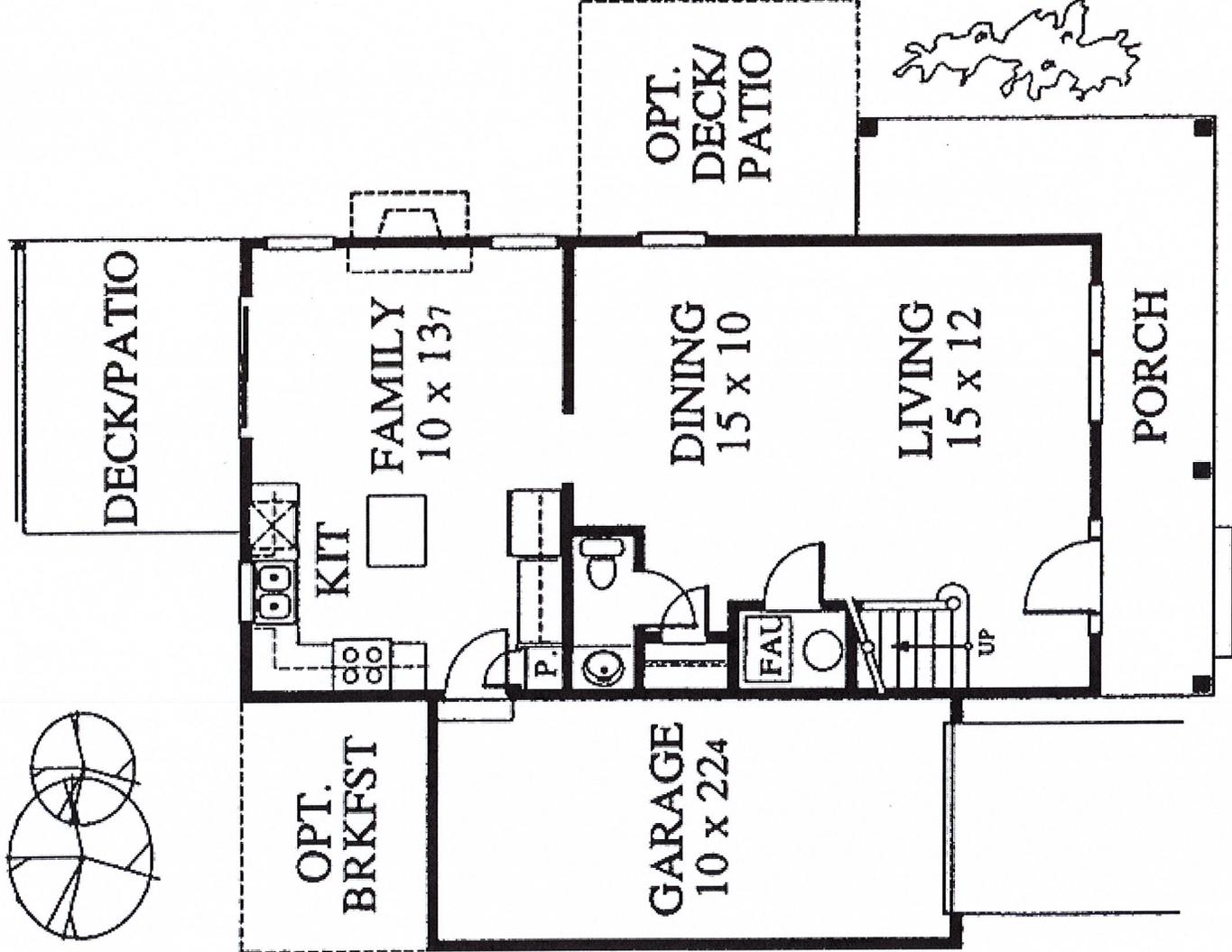


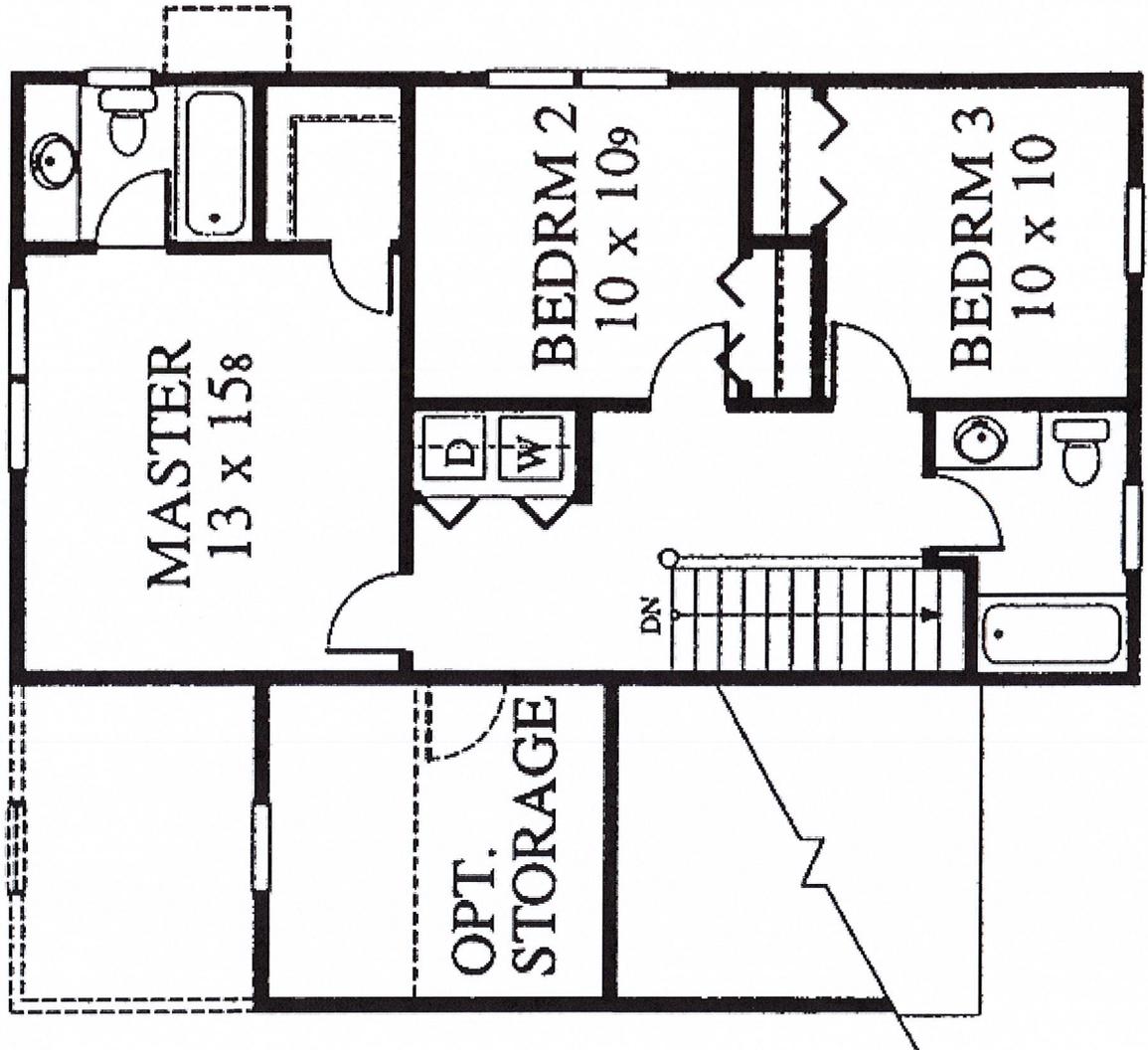












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