

RESOLUTION # 2025-031

A RESOLUTION APPROVING THE SKETCH PLAN FOR THE WATERCHASE RESIDENTIAL SUBDIVISION

WHEREAS, on January 27, 2025, Canandaigua Homes LLC (the “Applicant”) submitted an application for sketch plan approval to redevelop a 27.4-acre site between North Road and Stewart Place and Kennedy Street (the “Plan”) in accordance with the Planned Unit Development Ordinance of the City of Canandaigua as set forth in Article XII of the Code of the City of Canandaigua (the “PUD Ordinance”); and

WHEREAS, through Resolution #2025-009, the City Council deemed the submission to be complete and initiated the review process; the City Manager issued a Coordinated Staff Review, the Plan was referred to the City Planning Commission and the Ontario County Planning Board; and

WHEREAS, on March 12, 2025, the City of Canandaigua Planning Commission reviewed the Plan and submitted comments to the City Council, and

WHEREAS, on March 12, 2025, the Ontario County Planning Board reviewed the Plan, offered comments, and recommended approval pursuant to Section 239-m of the N.Y. General Municipal Law; and

WHEREAS, on March 31, and April 21, 2025, the City Council, conducted a public hearing for the purpose of obtaining public input regarding the Plan and for reviewing any potential environmental concerns; and

WHEREAS, through Resolution #2025-030, the City Council issued a Negative Declaration pursuant to SEQRA; and

NOW, THEREFORE, BE IT RESOLVED by the City Council that the intensity of land use and residential density of the Plan is appropriate for the area and meets the stated intention and objectives of the PUD Ordinance by providing the following:

1. A greater choice in the types of housing, lot sizes and community facilities available to existing and potential City residents at all economic levels.
2. More usable open space and recreation areas.
3. The preservation of more trees and outstanding natural topography and better prevention of soil erosion;
4. A creative use of land and related physical development which allows an orderly and efficient use of land resulting in a smaller network of utilities and streets and thereby lower housing costs;
5. An efficient use of land resulting in smaller networks of utilities and streets and thereby lowering housing costs;
6. A development pattern that is in harmony with the objectives of the comprehensive plan;
7. A more desirable environment than would be possible through the strict application of other articles of this chapter.

BE IT FURTHER RESOLVED by the City Council that the Plan, is hereby approved with the finding that this proposal meets the stated intention and objectives of the PUD Ordinance by providing the following:

1. Adequacy and arrangement of pedestrian traffic access and circulation including intersections, road widths, channelization structures and traffic controls;
2. Adequacy and arrangement of pedestrian traffic access and circulation including separation of pedestrian from vehicular traffic, walkway structures, control of intersections with vehicular traffic, and pedestrian convenience;
3. Location, arrangement, appearance and sufficiency of off-street parking and loading;
4. Location, arrangement, size and design of buildings, lighting and signs;
5. Relationship of the various uses to one another and their scale;
6. Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or a noise deterring buffer between adjacent uses and adjoining lands;
7. Adequacy of stormwater and sanitary waste disposal facilities;
9. Adequacy of structures, roadways and landscaping in areas with moderate to high susceptibility to flooding and ponding and/or erosion;
10. Protection of adjacent properties against noise, glare, unsightliness, or other objectionable features;
11. Overall environment impact;
12. Conformance with other goals of the City, which may have been stated in the zoning resolutions or the City Comprehensive Plan, specifically:
 - a) The Plan meets the goal stated in the “Housing” section in the 2020 Comprehensive Plan, which is; “Provide opportunities for a variety of residential units and price points that integrate new development into existing neighborhoods by reflecting the architectural style and siting characteristics of those neighborhoods, as well as encourage development of higher density residential alternatives
 - b) The Plan meets Recommendation #6 under the “Housing” section in the 2020 Comprehensive Plan, which is; “Encourage a variety of housing types. Meet resident demand for additional attached housing, duplex, rowhouse, and multiplex residential design as infill, adaptive reuse, and mixed-use development”
 - c) The Plan meets the goal stated for the “Northeast Quadrant” in the 2020 Comprehensive Plan, which is; “Complete this area as a medium-density residential district with the characteristics of a traditional Canandaigua neighborhood”
 - d) The Plan meets Recommendation #2 under the “Northeast Quadrant” of the 2020 Comprehensive Plan, which is; “Allow-alternative residential development patterns such as:
 - attached, single-family homes
 - patio homes
 - zero-lot line development
 - duplex, triplex, and multiplex

- e) The Plan meets Recommendation #4 under the “Northeast Quadrant” of the 2020 Comprehensive Plan, which is to; “Create a network of interconnected streets and pathways.”
- f) The Plan would complete street connections for Stewart Place and Kennedy Street and provide for an additional connection to North Road.

BE IT FURTHER RESOLVED, that through the City Council’s Planned Unit Development approval, the Plan shall be exempt from the following development standards, with a stated purpose of reducing the overall cost of development and through this, the cost of the private homes within the project:

1. Maximum Coverage on Lot. Where the zoning ordinance requires that maximum coverage on lot be 30%, this plan will increase the coverage to 35%
2. Setback requirement for garages. Where the zoning ordinance requires that garages to be set back two feet from the front of new homes, the garages in this Plan will project beyond the front wall of the home.
3. Granite curbing. Granite curbing is required for all new street and sidewalk construction. This plan will have concrete curbs.
4. Minimum Lot Size. Where the zoning ordinance requires a minimum lot size of 10,000 square feet, this plan includes lots that are 8,690 square feet.
5. Minimum Lot Width. Where the zoning ordinance requires a minimum lot width of 75 feet, this plan includes lots that are 55 feet wide.
6. Minimum Combined Side Yard Setback. Where the zoning ordinance requires a minimum side yard setback of 8 feet and total of 16 feet, this plan includes lots that have 5 feet and combined total of 10 feet.

BE IT FURTHER RESOLVED, that the City Council’s approval of the Plan is expressly subject to the following conditions:

1. The Plan will proceed in accordance with the submitted Phasing Plan. Each phase of construction will be completed with infrastructure that can operate independent of future phases. Any incomplete street networks, will terminate in a proper turn-around.
2. Throughout the construction of the project, all construction vehicles will enter and leave the site from North Road.
3. Prior to the issuance of any development permit for a given phase of construction, a performance and maintenance surety will be established for all infrastructure proposed to be dedicated to the City in that phase, in the amount established by engineer’s estimate for the completion of this work by prevailing wage labor, plus 15% to account for a minimum of five-years inflation. The City may draw on these funds if the project does not proceed in accordance with the agreed upon phasing plan.
4. A Stormwater Management and Erosion Control Plan shall be approved by the Director of Public Works and a Stormwater Pollution Prevention Plan (SWPPP) will be approved by the NYS Department of Environmental Conservation (DEC) prior to the issuance of any development permit. These plans shall ensure that there are no adverse drainage impacts to the surrounding properties and that the drainage to adjacent properties will be improved to the maximum extent feasible.
5. A third-party engineer will review and verify that the Stormwater Management and Erosion

Control Plan and Stormwater Pollution Prevention Plan will have no adverse drainage impacts to the surrounding properties and that the drainage to adjacent properties will be improved to the maximum extent feasible prior to the issuance of any site development or building permit.

6. Sidewalks shall be installed on both sides of the streets.
7. A Recreation Fee shall be collected for each residential unit in the amount established by the City Council, to be paid at the time of issuance of a Building Permit for each unit.

BE IT FURTHER RESOLVED, that the Plan area shall be designated as a Planned Unit Development (PUD) Zone on the City of Canandaigua Zoning Map; and

BE IT FURTHER RESOLVED, that this approval is subject to the above-stated conditions and that failure to adhere to any condition shall be cause to void and revoke the designation as a PUD, and the area shall automatically revert to its prior zone classification. The City Manager shall provide written notice of any condition that is not being met and provide 30 days to cure such condition. Any work that is being performed must cease and desist and new work may not be initiated during the period of time during which the condition is to be cured.

ADOPTED this 19th day of May, 2025.

ATTEST:

Erin VanDamme
City Clerk