

# Canalside condos proposed in Fairport

Gary Craig, Staff writer 7:28 p.m. EDT May 31, 2014



(Photo: Provided by Riedman Cos. )

Fairport could be the home to a five-story canalside condominium development if village officials approve a plan from Riedman Cos.

There would be 48 waterfront condos facing the Erie Canal at the 15 Parker St. site.

“I think it’s a very unique development — condominiums all having a view of the canal, number one,” said Riedman Cos. President David Riedman. “Number two, the location is unmatched being in a walkable community.

“It really is a housing offering that is unmatched in the community and we think will be very sought after in the empty-nester community of the market.”

The \$14 million project still has to clear the village’s zoning and planning boards. A zoning variance is needed because most of the units will range from 1,300 to 1,800 square feet, smaller than typically allowed with multifamily dwellings.

Kal Wysokowski, executive director of the Fairport Office of Community and Economic Development, said the condos would square nicely with current visions of how development should continue in Fairport.

“I believe it’s a good development,” she said. “I think it’s a solid plan. It’s consistent with our comprehensive plan. It’s consistent with what we believe should happen in the Canal district.”

The condos would be a welcome addition to the village, she said.

“We have a lot of single-family homes and some rentals.”

Not everyone is enamored with the project. Some residents have complained that the project is too high for its location.

Richard Taft has lived at 19 Parker St. for 31 years, and the condo site is squeezed between his property and the canal.

“It would obstruct my views of the canal and probably the sunshine,” he said.

Other residents have the same concerns, Taft said.

“We have lots of people coming to the meetings with us and complaining that it doesn’t fit the character of the village,” he said. “... It looks like a Miami Beach resort. It’s huge.”

The site, just under three acres, was for decades used by the town of Perinton for its public works operation. The development would return it to the tax rolls.

“It will be fully taxable,” Wysokowski said. “And the developer has not requested any abatement.”

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