

# Canalside plans progress

**DEVELOPMENT:** The complex of condos and apartments would include a gourmet pizza and wine bar featuring some of the Finger Lakes' finest.

By **DENISE M. CHAMPAGNE**

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The public will get a chance Monday to comment on plans for a new housing complex along the Erie Canal in the village of Fairport.

A public hearing on the proposed Tow Path Park, which would include a gourmet pizza and wine bar, will begin at 7:30 p.m. Jan. 12 at Fairport Village Hall, 31 S. Main St.

The board got a preview in December, and plans were first unveiled in February 2008, during a joint meeting of the various village boards and commissions.

The complex, proposed by John Colaruotolo, president of Anco Builders of Fairport, would include 11 condominiums and 24 rental apartments on a 1.62-acre lot on the south side of the Erie Canal, just east of Parker Street. The site was home to the village's Public Works Department and is being leased through March by the Town of Perinton, which is using it as a temporary facility for its Public Works Department. A

“We're excited about it. We're chomping at the bit to get going.”

— John Colaruotolo,  
president of Anco  
Builders

newly renovated and expanded town highway complex is nearing completion off Cobb's Lane, farther east along the canal.

The parcel is owned by the Fairport Industrial Development Agency, which bought it from the village two years ago for \$400,000. Agency Director Kal Wysokowski said Colaruotolo will buy the land. She did not want to reveal the price until the deal is closed in the next couple of months. She said Colaruotolo hopes to start building in the spring.

He will need a special permit from the Village Board, which is the purpose of the public hearing. Under a new village law, permission is needed from the village for any building exceeding 6,000 square feet. Colaruotolo is the first to apply under the new standards.

“This looks wonderful,” said Mayor Fritz May. “I think it's going to be such an enhancement to that area. It's going to be such a

See **DEVELOPMENT, 6A**

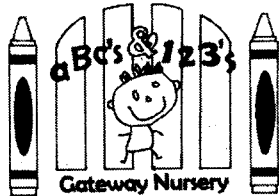


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## DEVELOPMENT

From Page 1A

great visual as people enter the village from the east on the canal. Also, the creation of both rental and purchased housing facing the canal is part of the kind of usage that we want to have along the canal. I'm really looking forward to this."

Colaruotolo said he hopes to have most of the project finished by September 2010, when Rochester will host the World Canals Conference. He said he received a positive reaction from the Village Board last month and has received a lot of phone calls since, some from prospective buyers and tenants. He said the condominiums will come in two- and three-bedroom units, about 2,000-square-feet each, with a garage. The apartments will be about 800-

## If you go

**What:** A public hearing on the proposed Tow Path Park

**When:** 7:30 p.m. Monday, Jan. 12

**Where:** Fairport Village Hall, 31 S. Main St.

900-square-feet per unit. Design work is being done by DeWolff Partnership Architects of Rochester.

Colaruotolo said detailed planning can begin after the village issues a special permit. The gourmet pizza and wine bar will feature Finger Lakes wines, including those of Casa Larga Vineyards in Perinton, where he is head wine-maker. Colaruotolo said he sees the new development as another way to introduce visitors to the Finger Lakes wine industry in a family-friendly atmosphere and promote Fairport as another gateway into the Finger Lakes region.

"I think it's a very positive project," he said. "We're excit-

ed about it. We're chomping at the bit to get going."

A state environmental quality review will need to be completed. Negotiations are also ongoing with the state Canal Corporation on various permit and public-access issues. In addition, Colaruotolo has been waiting for Perinton to vacate the buildings, which the IDA will have demolished. Wysokowski estimated it would cost about \$15,000 to \$20,000 to tear down the pole barn-type structures.

Wysokowski also heads the Office of Community and Economic Development, which has been awarded a \$534,000 state grant to extend canal amenities another 300 to 500

feet farther east, past the Parker Street bridge. That will include extending the promenade, additional docking, benches and a gazebo, providing additional public access to the canal, housing complex and new restaurant. The economic development office will provide a 50-percent match in cash and in-kind services, bringing the total cost to \$1.1 million.

"I think this is a great project for the village for two reasons," said Wysokowski. "For one, it is a re-development of a parcel that was underutilized. The second thing is we have that grant from the New York State Environmental Protection Fund that will include public access. Extending the towpath on the south bank to the east of the Parker Street bridge just creates more places to enjoy the waterfront."