

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

PLANNING BOARD

Tuesday, January 27, 2015, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY: Thomas Schwartz

BOARD MEMBERS: Richard Gentry, Jane Hollen, Charles Oyler, Ryan Staychock

SECRETARY: Kathy Gingerich

STAFF MEMBERS: Lance Brabant, MRB Group
Christian Nadler, Planning Board Attorney
Douglas Finch, Director of Development

Pledge of Allegiance

Introduction of Board Members and Staff

Overview of Emergency Evacuation Procedure

Attest to the Publishing of Legal Notices

Privilege of the Floor

SKETCH PLANS: *None at this time*

CONTINUED PUBLIC HEARINGS: *None at this time*

NEW PUBLIC HEARINGS:

CPN-092-14 Venezia Associates, representing Odet & Rizk Youssef, owners of property at 5280 Seneca Point Road, TM#153.00-1-36.100, is requesting single stage subdivision approval for a two-lot subdivision in the RR-3 zoning district.

CLOSED PUBLIC HEARINGS: *None at this time*

FINAL SUBDIVISIONS:

CPN-094-14 Marathon Engineering, representing K&P Associates (S&J Morrell Inc), owner of property at 3990 Middle Cheshire Road, TM#112.00-1-70.000, is requesting final phased subdivision approval for a 19-lot subdivision (Lakewood Meadows Section 9A) in the SCR-1 zoning district.

CONTINUED PRELIMINARY (PHASED) SITE PLANS: *None at this time*

NEW PRELIMINARY (PHASED) SITE PLANS: *None at this time*

CONTINUED FINAL (PHASED) / ONE-STAGE SITE PLANS:

CPN-084-14 Sarah Genecco, owner of property at 1880 NYS Route 332, TM#55.02-1-7.100, is requesting one stage site plan approval for a commercial addition (Stella's Florist) in the CC zoning district.

NEW FINAL (PHASED) / ONE-STAGE SITE PLANS:

- CPN-091-14 Design Works Architecture, representing Elizabeth & Robert Withers, owners of property at 3582 County Road 16, TM#98.17-1-21.000, is requesting one stage site plan approval for a residential addition in the RLD zoning district.
- CPN-093-14 2531 State Route 332 LLC, owner of property at 2531 NYS Route 332, TM#70.11-1-11.100, is requesting one stage site plan approval for a ground sign in the CC zoning district.

BOARD BUSINESS

- ☐ Approval of January 13, 2015 meeting minutes
- ☐ Referrals from Town Board: *None at this time*
- ☐ Recommendations to Zoning Board of Appeals: *None at this time*
- ☐ Recommendations to the Code Enforcement Officer: *None at this time*
- ☐ Resubdivision / Annexations: *None at this time*
- ☐ Letter of Credit/Bond Releases: *None at this time*
- ☐ Comprehensive Plan – General Discussion
- ☐ Other Business as Required: *None at this time*

STAFF REPORTS:

- ☐ Town Consulting Engineer
- ☐ Planning Board Attorney
- ☐ Director of Development
- ☐ Board Member Reports
- ☐ Topics

UPCOMING APPLICATIONS

February 10, 2015 Meeting:

- Applications: Any continued applications / no new
- OnCor training
- Conservation easements (follow-up to Meeting of the Boards discussion)

ADJOURNMENT

| | | |
|-----------------------------|---|---------------|
| RECEIVED | TOWN OF CANANDAIGUA DEVELOPMENT OFFICE | FOR REVIEW |
| | DEC 12 2014 | |
| Instructions for Completing | | |

617.20
Appendix B

Short Environmental Assessment Form

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|--|--|-------------------------------------|-------------------------------------|
| Part 1 - Project and Sponsor Information | | | |
| Name of Action or Project: Youssef Subdivision | | | |
| Project Location (describe, and attach a location map): 5280 Seneca Point Rd, Canandaigua | | | |
| Brief Description of Proposed Action: Divide 9.047 Acre parcel into 2 Lots | | | |
| Name of Applicant or Sponsor: Rocco Venezia LS | | Telephone: 585-396-3267 | |
| | | E-Mail: rocco@veneziasurvey.com | |
| Address: 5120 Laura Lane | | | |
| City/PO: Canandaigua NY | | 14424 | State: Zip Code: |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? | | NO | YES |
| If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? | | NO | YES |
| If Yes, list agency(s) name and permit or approval: Town of Canandaigua Planning Board | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | 9.047 acres | |
| b. Total acreage to be physically disturbed? | | 0 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 9.047 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): <input type="checkbox"/> Parkland | | | |

| | | | |
|--|-------------------------------------|--|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the proposed action located in an archeological sensitive area? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ | | <input type="checkbox"/> NO <input type="checkbox"/> YES | |
| | | | |

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|--|---|---------------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Rocco Venezia LS for Youssef</u> Date: <u>12/11/14</u> Signature: <u>[Signature]</u> | | |

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |

Project: Yousef Subdivision

Date: January 27, 2015

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|---|--|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. public / private water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | |
|---------------------------------|--------------------|
| Agency Use Only [If applicable] | |
| Project: | Yousef Subdivision |
| Date: | January 27, 2015 |

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The proposed action is a 2-Lot subdivision of land with no proposed development at this time. The lots are identified as "non build-able" requiring site plan approval from the Town Planning Board if development were proposed. Each site plan application would then be required to complete the SEQR process.

| | |
|---|--|
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. | |
| <input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. | |
| Town of Canandaigua Planning Board | January 27, 2015 |
| Name of Lead Agency | Date |
| Thomas Schwartz | Planning Board Chairman |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) - MRB Group |

PRINT FORM

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR RIZK & ODET YOUSSEF – (2) LOT SUBDIVISION
5280 SENECA POINT ROAD
CPN 092-14 – TM#153.00-1-36.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering single stage subdivision plan approval to divide a 9.047 acre parcel on the northwest corner of Monks Road and Seneca Point Road within the RR-3 zoning district into two lots with no proposed development as described in the plat December 19, 2014 and all other relevant information submitted as of January 27, 2015 (the current application), and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form Part 1, prepared by the applicant on the above referenced Youssef 2-Lot Subdivision application (hereinafter referred to as Action); and

WHEREAS, the Planning Board determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

WHEREAS, the Planning Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the Short Environmental Assessment Form Part 1; and

WHEREAS, the Planning Board has completed Part 2 and Part 3 of the Short Environmental Assessment Form; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby designate itself as lead agency for the proposed development above herein; and

BE IT FURTHER RESOLVED that the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR RIZK & ODET YOUSSEF – (2) LOT SUBDIVISION
5280 SENECA POINT ROAD
CPN 092-14 – TM#153.00-1-36.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) the site is not located within an identified archaeological sensitive area and no development is proposed;
- (vi) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (ix) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

BE IT FURTHER RESOLVED, based upon the information and analysis above and the supporting documentation referenced above, the proposed Action **WILL NOT** result in any significant adverse environmental impacts.

BE IT FINALLY RESOLVED, that the Planning Board does hereby make a Determination of Non-Significance on the proposed development, and the Planning Board Chairman is hereby directed to sign the Short Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Planning Board's determination.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 27, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR RIZK & ODET YOUSSEF – (2) LOT SUBDIVISION
5280 SENECA POINT ROAD
CPN 092-14 – TM#153.00-1-36.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

Thomas Schwartz -

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the January 27, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR RIZK & ODET YOUSSEF – (2) LOT SUBDIVISION
5280 SENECA POINT ROAD
CPN 092-14 – TM#153.00-1-36.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering single stage subdivision plan approval to divide a 9.047 acre parcel on the northwest corner of Monks Road and Seneca Point Road within the RR-3 zoning district into two lots with no proposed development as described in the plat December 19, 2014 and all other relevant information submitted as of January 27, 2015 (the current application), and

WHEREAS, the Planning Board completed a formal review of the proposed subdivision in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR), and

WHEREAS, the Planning Board has determined the proposed development to be an Unlisted action and is subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

WHEREAS, on January 27, 2015 the Planning Board, serving as lead agency, made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR, and

WHEREAS, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office, and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby ☐ Approves without Conditions; ☒ Approves with the following Conditions; or ☐ Denies the application for the following reasons:

1. A note is to be added to the subdivision plans stating that no development is proposed and that lots 1 and 2 will require separate Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring on these lots.
2. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
3. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of building permits pursuant to Town Code Chapter 111 and NYS Town Law.
4. The Planning Board has chosen to waive the requirement for soil testing until such time development is proposed and a site plan approval is requested.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 27, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR RIZK & ODET YOUSSEF – (2) LOT SUBDIVISION
5280 SENECA POINT ROAD
CPN 092-14 – TM#153.00-1-36.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the January 27, 2015 meeting.

Kathleen Gingerich, Secretary of the Board L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR RIZK & ODET YOUSSEF – (2) LOT SUBDIVISION
5280 SENECA POINT ROAD
CPN 092-14 – TM#153.00-1-36.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering single stage subdivision plan approval to divide a 9.047 acre parcel on the northwest corner of Monks Road and Seneca Point Road within the RR-3 zoning district into two lots with no proposed development as described in the plat December 19, 2014 and all other relevant information submitted as of January 27, 2015.
2. Lot 1 is proposed to be 5.772 acres and currently accommodates a single family residence and appurtenances.
3. Lot 2 is proposed to be 3.275 acres and is vacant.
4. No development is proposed with this application.
5. Separate site plan approval by the Planning Board is required prior to any development occurring on the proposed lots.
6. The current zoning is RR-3 (rural residential with 3 acres minimum lot size).
7. There is no public water or sewer available to the proposed lots.
8. No variances are required.
9. Sight distances are shown on the plans for lot 2.
10. They exceed the requirements within §174-10, part (18) of the Town Code.
11. This is an Unlisted Action under SEQR and does not require coordination. A Short Environmental Assessment Form (EAF) Part 1 was completed by the Applicant.
12. The EAF Part 2 and Part 3 were completed by the Planning Board.
13. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
14. A referral to the Ontario County Planning Board (OCPB) was not required. (exemption list #11)
15. Pursuant to Chapter 111 of Town Code and NYS Town Law the Planning Board may choose to require set aside of parkland or payment of a fee in lieu thereof when reviewing plans for residential development.
16. The Planning Board makes the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
17. The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed subdivision which creates 3 new lots, all greater than 5-acres.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR RIZK & ODET YOUSSEF – (2) LOT SUBDIVISION
5280 SENECA POINT ROAD
CPN 092-14 – TM#153.00-1-36.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

18. The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
19. The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
20. This increase in population will intensify the need for land to be used for parks and recreation.
21. A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed subdivision plat.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING FOR MORRELL BUILDERS
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A
3880 MIDDLE CHESHIRE ROAD
CPN-094-14 TM# 112.00-1-70.000
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a request for Final (Phased) Subdivision Plat approval of Lakewood Meadows Subdivision, Section 9A Plans. The Section 9A plans depict 19 Townhouse lots out of the 66 Townhouse lots and 15 Patio Homes and approximately 5.7 acres of Open Space out of the 67.6 acres proposed within Section 9 of Lakewood Meadows and as described in the Final Subdivision Plans dated December 18, 2014 and all other relevant information submitted as of January 27, 2015 (the current application), and;

WHEREAS, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Planning Board declared this to be a Type I Action and a Determination of Non-Significance was adopted January 9, 2007; and

WHEREAS, the Planning Board has completed a review of the proposed Final Section 9A Subdivision Plans with the approved Amended Preliminary Overall Section 9 Subdivision Plans and conditions of approval; and

WHEREAS, the Planning Board has determined that the proposed development is in substantial compliance with the Amended Preliminary Overall Section 9 Subdivision Plans; and

WHEREAS, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office, and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby ☐ Approves without Conditions; ☒ Approves with the following Conditions; or ☐ Denies the application for the following reasons:

1. The Final (Phased) Subdivision Plat Approval with conditions as specified is valid for a period of 180 days from today (July 26, 2015) and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Final (Phased) Subdivision Plat Approval have been met and shown on revised drawings including the revision dates, and all required signatures are affixed to four (4) prints of the Final (Phased) Subdivision Plat, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. One mylar of the Final (Phased) Subdivision Plat is to be provided for signing by the identified Town Officials and the Town Planning Board Chairperson. Once the mylar and all paper prints have been signed, the mylar and two sets of paper prints will be returned to the Applicant for filing the mylar in the office of the Ontario County Clerk.
4. Once the Final (Phased) Subdivision Plat has been signed by the Planning Board Chairperson, the applicant shall file in the office of the Ontario County Clerk such

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING FOR MORRELL BUILDERS
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A
3880 MIDDLE CHESHIRE ROAD
CPN-094-14 TM# 112.00-1-70.000
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

approved final plat within sixty-two (62) days from the date of final approval or such approval shall expire (NYS Town Law Section 276-11).

5. The Final Subdivision Plans are to note any and all restrictive covenants in detail of the conservation easement areas.
6. The Planning Board determined that parkland is not a condition of Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 Approval.
7. The Planning Board determines that a Park and Recreation Fee in the amount to be determined by the Town Board on an annual basis is to be paid at the time of application building permits.
8. The deed restrictions concerning accessory structures shall be noted on the Final Subdivision Plat and submitted to the Planning Board Attorney for approval and such approval shall be obtained prior to the Planning Board Chairman's signature being affixed to the Final Subdivision Plan. The deed restrictions shall be filed at the Ontario County Clerk's Office at the same time as the approved Final Subdivision Plat. Copies of the filed deed restrictions are to be submitted to the Town Clerk within five (5) days of them being filed. Failure to file such restrictions at the time of filing the Final Subdivision Plat shall invalidate this approval.
9. The Homeowners Association Agreement regarding the maintenance of the open space areas, trails, and stormwater management facilities shall be submitted to the Town Planning Board Attorney for review and approval and such approval shall be obtained prior to the Planning Board Chairman's signature being affixed to the Final Subdivision Plan.
10. The Final Subdivision Plans for Section 9A are to provide a Section View Plan containing a plan view and section views from the centerline of Middle Cheshire Road looking towards the development as provided with the Amended Preliminary Overall Section 9 Subdivision Plans for Lakewood Meadows.
11. A Letter of Credit Estimate in favor of the Town of Canandaigua is to be provided and accepted by the Town Board prior to issuance of building permits.
12. A response letter to the Town Engineers comment letter dated January 14, 2015 is to be provided by the design engineer. Town Engineer's signature is to be affixed to the Final Subdivision Plat prior to the Planning Board Chairman signing the Final Subdivision Plans.
13. All comments from the Town Highway and Water Superintendent's review letter are to be addressed prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans.
14. Prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans, the applicant shall provide revised draws showing a berm with plantings to act as a natural snowfence along the roadway extending to Middle Cheshire Road, as requested by the Town Highway Superintendent;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING FOR MORRELL BUILDERS
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A
3880 MIDDLE CHESHIRE ROAD
CPN-094-14 TM# 112.00-1-70.000
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

15. Prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans, the applicant shall provide a letter from the landowner granting the applicant authority of representation for the project;
16. Prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans, the applicant shall meet the conditions of approval dated September 9, 2014 and obtain signed copy of the Amended Preliminary Overall Subdivision Plans;
17. Prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans, the applicant shall file the conservation easements associated with Section 6 of Lakewood Meadows Subdivision to be transferred to the Town of Canandaigua;
18. Prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans, the applicant shall add a note to the plans stating that no development will occur on the west side of the Ridgeline, or on the Ridgeline;
- 19.
- 20.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 27, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the January 27, 2015 meeting.

_____ L. S.

Kathleen Gingerich, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MARATHON ENGINEERING FOR MORRELL BUILDERS
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A
3880 MIDDLE CHESHIRE ROAD
CPN-094-14 TM# 112.00-1-70.000
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

Original Preliminary Overall Subdivision Approval

1. Lakewood Meadows Sections 1-8 received Overall Preliminary Subdivision Approval on July 13, 2004.
2. The Overall Subdivision was approved as a Cluster Subdivision under Town Law 278.
3. The Overall Subdivision approval included 8 Sections, 230 lots on 255.4 acres with 131.1 acres of open space (51%).
4. The Lakewood Meadows Section 9 & 10 Revised Preliminary Overall Subdivision Plans were approved at the January 23, 2007 Planning Board meeting with fifteen (15) conditions amending the Preliminary Overall Subdivision.
5. The 2007 Revised Preliminary Overall Subdivision depicted 10 sections including 292 lots on 316.74 acres with 178.5 acres of open space (56%).
6. In compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Town Planning Board during its review of the Lakewood Meadows Section 9 & 10 Revised Preliminary Overall Subdivision Plat declared this action to be a Type I Action, completed a coordinated review, made a Determination of Non-Significance, and issued a Negative Declaration January 9, 2007.
7. The total project area (parcel size) as approved in 2007 for Section 9 & 10 was 69.2 acres excluding the P.L. Singer Real Estate property (3 acres) along the southern property line.
8. The Parcel identified as Lakewood Meadows Section 9 & 10 was rezoned to SCR-1 with Local Law No. 3 of 2006.
9. The existing zoning for Section 9 & 10 was SCR-1 (Southern Corridor Residential – 1 acre lots).
10. Section 9 & 10 was approved as Conservation Subdivision preserving the identified constrained lands.
11. The density calculations established for Section 9 & 10 were based on the SCR-1 zoning district as defined by Local Law 7 of 2004 and are as follows:

Constrained land areas for Section 9 & 10:

- a. Parcel Size: 69.2 acres
- b. Constrained Lands: 7.49 acres
 - Wetlands = 0.00 acres
 - 100 Year Flood Plains = 0.00 acres
 - Slopes Greater than 20% = 0.0 acres
 - Public Utilities = 0.69 acres (existing watermain)

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MARATHON ENGINEERING FOR MORRELL BUILDERS
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A
3880 MIDDLE CHESHIRE ROAD
CPN-094-14 TM# 112.00-1-70.000
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

- Woodlands = 5.0 acres
 - Drainage Control Areas = 1.0 acres
 - Middle Cheshire Road R.O.W. = .80 acres
- c. Total Developable Land = 61.71 acres
- d. 1 Dwelling/ Acre = 62 Dwellings
12. Total open space area required to be provided as part of the Cluster Subdivision Approval from 2007 was 35.17 acres (51% of total site area).
13. The total open space area approved as part of the 2007 Section 9 & 10 Subdivision plans was 47.4 acres (68% of total site area), with 3 of the 47.4 acres contingent upon P.L. Singer Real Estate granting annexation to S & J Morrell.
14. 62 patio homes was approved for Section 9 & 10 as part of the 2007 Revised Preliminary Overall Subdivision Plans.

Amended Preliminary Overall Section 9 Subdivision Approval

15. Marathon Engineering and Morrell Builders submitted an amended Preliminary Overall Subdivision Plan for Lakewood Meadows Section 9 dated August 26, 2014 and a matrix of the site statistics for the previous 2007 approved subdivision plan versus the proposed 2014 amended plans.
16. The proposed amended subdivision plans proposed a similar layout for single family dwellings and townhouses, preserving the identified constrained lands as referenced above and the required open space areas as previously approved, utility improvements including public water and sanitary sewers, drainage improvements and management areas, landscaping, trails and sidewalks which were all part of the original 2007 Revised Preliminary Overall Subdivision Plan approval.
17. The proposed amended subdivision plan included 81 residential units (66 townhouses and 15 patio homes).
18. The 2007 Overall Subdivision Sections 1-10 included 292 residential lots.
19. The amended subdivision plans includes 292 residential lots. The approved overall density of Lakewood Meadows Sections 1-10 compared to that of the 2014 amended plans has not changed.
20. The total proposed open space areas for Section 9 is 43.2 acres (62%) where 47.4 acres (68%) including the P.L.Singer property (3 acres) was provided before.
21. The total open space for the Amended Preliminary Overall Subdivision Sections 1-9 is 183.6 acres (59%) where 178.5 acres (56%) was provided before.
22. Sidewalks will be installed in the subdivision and connected to the trail system.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MARATHON ENGINEERING FOR MORRELL BUILDERS
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A
3880 MIDDLE CHESHIRE ROAD
CPN-094-14 TM# 112.00-1-70.000
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

23. Open space trails will be provided and continued through the proposed amended subdivision as with the original approval.
24. Preservation of farmland along Middle Cheshire Road was discussed and encouraged.
25. The Planning Board determined that the proposed Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 plans dated August 26, 2014 are in **Substantial Agreement** with the previously approved Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 & 10 plans dated January 2006 and last revised February 6, 2007 (signed).
26. The applicant stated that the open space areas and stormwater maintenance facilities will be transferred to the existing HOA.
27. The applicant stated that Morrell Builders will set up a meeting with the existing HOA to discuss this project.
28. The Planning Board made the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
29. The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed new developments.
30. The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
31. The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
32. The proposed amended subdivision includes 81 new homes, many of which will be occupied by families with one or more children.
33. The proposed amended subdivision will increase the Town's population.
34. This increase in population will intensify the need for land to be used for parks and recreation.
35. A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed amended subdivision plat.
36. The area of the proposed amended subdivision will be $69.2 \pm$ acres (excluding P.L. Singer Real Estate property of 3 acres along the southern property line).
37. The area of the proposed amended subdivision will include residential lots and preserved open space areas. Adequate land for dedication of parkland is not available on the proposed amended subdivision plat.
38. A fee in lieu of parkland shall be paid at the time of issuance of building permits.

Final Subdivision Section 9A Approval

39. The Planning Board received a request for Final (Phased) Subdivision Plat approval of Lakewood Meadows Subdivision, Section 9A Plans.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MARATHON ENGINEERING FOR MORRELL BUILDERS
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A
3880 MIDDLE CHESHIRE ROAD
CPN-094-14 TM# 112.00-1-70.000
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

40. Section 9A is the first section out of four (4) proposed sections.
41. The Section 9A plans depict 19 Townhouse lots out of the 66 Townhouse lots and 15 Patio Homes and approximately 5.7 acres of Open Space out of the 67.6 acres proposed within Section 9 of Lakewood Meadows and as described in the Final Subdivision Plans dated December 18, 2014.
42. Section 9A includes the construction of a rain garden and improvements to the existing stormwater management facility which is located within the proposed open space areas.
43. Section 9A proposes a total of 7 +/- acres of open space area.
44. The open space areas will be transferred to the Home Owners Association (HOA).
45. Maintenance of the open space areas and the stormwater management facilities will be provided for by the developer until the open spaces areas are transferred to the HOA.
46. Proposed Section 9A is off St. James Parkway which will be extended as part of the proposed improvements.
47. The subdivision will be connected to the existing public water and sewer extending from Section 7A within Lakewood Meadows.
48. No trails are proposed within this section.
49. This application was forwarded to the following outside agencies for review:
 - Jim Fletcher, Highway & Water Superintendent
 - MRB Group, Town Engineers
 - John Berry, Canandaigua Lake County Sewer District
 - Hyland Hartsough, PE, NYSDOH
 - Town Environmental Conservation Board
 - Ontario County Planning Board
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Geoff Brennessel of NTSEG
 - Wayne Dunton, RG&E
 - Michael Miller, City Fire Department Chief
50. The Town Development Office has received a response from the Ontario County Planning Board
51. Ontario County Public Works issued a letter dated January 14, 2015 containing 20 comments.
52. A comment letter was received from the Town Engineer dated January 14, 2015.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MARATHON ENGINEERING FOR MORRELL BUILDERS
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A
3880 MIDDLE CHESHIRE ROAD
CPN-094-14 TM# 112.00-1-70.000
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

53. A comment letter (email) was received from the Town Highway & Water Superintendent dated January 6, 2015.
54. A comment letter was received from the Canandaigua Lake Watershed Council dated January 12, 2015.
55. The deed restrictions concerning accessory structures are to be provided to the Planning Board Attorney for approval.
56. The Homeowners Association Agreement regarding the maintenance of the open space areas, trails, and stormwater management facilities is to be submitted to the Town Planning Board Attorney for review and approval.
57. The Planning Board discussed the Town of Canandaigua Ridgeline Development Guidelines and determined that Section 9A is in compliance with the guidelines.
58. The Planning Board determined that a Letter of Credit Estimate in favor of the Town of Canandaigua is to be provided.
59. The Final Subdivision Plans are to note any and all restrictive covenants in detail of the conservation easement and open space areas.
- 60.

DR

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SARAH GENECO – FLOWERS BY STELLA, INC.
GARAGE AND PARKING ADDITION
1880 NYS ROUTE 332
CPN 084-14 TM# 55.02-1-7.100
SINGLE-STAGE SITE PLAN - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 1,323 sq.ft. garage, relocation of a 360 sq.ft. cooler, and additional parking area for more than 5 vehicles behind the existing retail buildings along NYS Route 332 in the CC District and as described on the site plans dated November 21, 2014 and all other relevant information submitted as of January 27, 2015 (the current application), and

WHEREAS, the Planning Board cannot make the finding required by § 220-71(B) that the proposal clearly and accurately describes the existing conditions as well as the proposed development of same; and

WHEREAS, the applicant has phoned the Development Office and requested that this application be tabled to the next scheduled Planning Board meeting date; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the public hearing and table the application to their Tuesday, February 10, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 27, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the January 27, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DESIGN WORKS ARCHITECTURE FOR ELIZABETH & ROBERT WITHERS
BUILDING ADDITION
3582 COUNTY ROAD 16

CPN 091-14 TM# 98.17-1-21.000

SINGLE-STAGE SITE PLAN APPROVAL - SEQR RESOLUTION – TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for a 1,514 sq ft deck and patio addition to an existing single-family dwelling located at 3582 County Road 16 in the RLD zoning district and as described on the Site Plans last December 11, 2014 and all other relevant information submitted as of January 27, 2015 (the current application), and

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

BE IT FURTHER RESOLVED THAT, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

BE IT FINALLY RESOLVED THAT, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 27, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the January 27, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DESIGN WORKS ARCHITECTURE FOR ELIZABETH & ROBERT WITHERS
BUILDING ADDITION - 3582 COUNTY ROAD 16
CPN 091-14 TM# 98.17-1-21.000
SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for a 1,514 sq ft deck and patio addition to an existing single-family dwelling located at 3582 County Road 16 in the RLD zoning district and as described on the Site Plans dated December 11, 2014 and all other relevant information submitted as of January 27, 2015 (the current application), and

WHEREAS, the Planning Board completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA), and

WHEREAS, the Planning Board classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

WHEREAS, Ontario County has reviewed the applications (97-2014 & 97.1-2014) and classified them as _____ with a recommendation of _____; and

WHEREAS, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office, and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby ☐ Approves without Conditions; ☒ Approves with the following Conditions; or ☐ Denies the application for the following reasons:

1. A landscaping surety in the amount to be determined by the Town Code Enforcement Officer is to be provided and accepted by the Town Board prior to the issuance of building permits.
2. A soil erosion surety in the amount to be determined by the Town Code Enforcement Officer is to be provided and accepted by the Town Board prior to the issuance of building permits.
3. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 27, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the January 27, 2015 meeting.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DESIGN WORKS ARCHITECTURE FOR ELIZABETH & ROBERT WITHERS
BUILDING ADDITION - 3582 COUNTY ROAD 16
CPN 091-14 TM# 98.17-1-21.000
SINGLE-STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Single-Stage Site Plan approval for a 1,514 sq ft deck and patio addition to an existing single-family dwelling located at 3582 County Road 16 in the RLD zoning district.
2. The above referenced information is based on the Site Plans dated December 11, 2014 and all other relevant information submitted as of January 27, 2015.
3. No utility improvements are proposed with this application.
4. The Planning Board has classified the project as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations.
5. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
6. This application was referred to the following agencies and Staff for review and comment:
 - Ontario County Planning Board
 - Jim Fletcher, Town of Canandaigua Highway & Water Superintendent
 - Kevin Olvany, Canandaigua Lake Watershed program Manager
 - Town Environmental Conservation Board
7. A referral to the Ontario County Planning Board (OCPB) was required and reviewed at the _____ board meeting.
8. Ontario County reviewed the applications (_____) classified it as _____ with a recommendation of _____.
9. No variances were required.
10. Comments **were received/ not received** from the Canandaigua Lake Watershed Program Manager dated _____.
11. The proposed project is located within the RLD and the Planning Board has discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements.
12. The Planning Board determined that the proposed application **meets/ does not** the Town's Shoreline Development Guideline requirements.
13. A Landscaping Surety in the amount to be determined by the Town Code Enforcement Officer was requested by the Planning Board as the application is located within the RLD.
14. A Soil Erosion in the amount to be determined by the Town Code Enforcement Officer was requested by the Planning Board as the application is located within the RLD.
- 15.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
2531 STATE ROUTE 332 LLC – SIMCO INSURANCE
PLACEMENT OF ONE GROUND SIGN
2445 NYS ROUTE 332
CPN 093-14 TM# 70.00-1-11.100
SINGLE-STAGE SITE PLAN APPROVAL
SEQR - DETERMINATION OF SIGNIFICANCE – TYPE II

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the placement of one ground sign for Simco Insurance located at 2531 NYS Route 332 in the CC District and as described on the renderings received by the Town Development Office dated December 8, 2014 and all other relevant information submitted as of January 27, 2015 (the current application), and

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

BE IT FURTHER RESOLVED THAT, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

BE IT FINALLY RESOLVED THAT, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 27, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the January 27, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
2531 STATE ROUTE 332 LLC – SIMCO INSURANCE
PLACEMENT OF ONE GROUND SIGN
2445 NYS ROUTE 332
CPN 093-14 TM# 70.00-1-11.100
SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the placement of one ground sign for Simco Insurance located at 2531 NYS Route 332 in the CC District and as described on the renderings received by the Town Development Office dated December 8, 2014 and all other relevant information submitted as of January 27, 2015 (the current application), and

WHEREAS, the Planning Board completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA), and

WHEREAS, the Planning Board classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

WHEREAS, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office, and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby ☐ Approves without Conditions; ☒ Approves with the following Conditions; or ☐ Denies the application for the following reasons:

1. The Single-Stage Site Plan Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Single-Stage Site Plan Approval have been met and shown on revised drawings the Planning Board Chairperson's signature shall be affixed to the site plans and the sign renderings and the maps filed in the Town Development Office within 180 days from today.
3. The proposed ground and building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and shall be submitted to the Town Development Office for approval.
4. Supporting structure shall not be illuminated.
5. Supporting structure shall not have any copy other than the street number.
6. Supporting structure shall not be used to hang or support any temporary signage or advertising.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
2531 STATE ROUTE 332 LLC – SIMCO INSURANCE
PLACEMENT OF ONE GROUND SIGN
2445 NYS ROUTE 332
CPN 093-14 TM# 70.00-1-11.100
SINGLE-STAGE SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 27, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the January 27, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
2531 STATE ROUTE 332 LLC – SIMCO INSURANCE
PLACEMENT OF ONE GROUND SIGN
2445 NYS ROUTE 332
CPN 093-14 TM# 70.00-1-11.100
SINGLE-STAGE SITE PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering a Single-Stage Site Plan approval for one ground sign for Simco Insurance.
2. The proposed project is located at 2531 NYS Route 332 in the CC District.
3. The above referenced information is based on the Site Plans and renderings received by the Town Development Office dated December 8, 2014 and all other relevant information submitted as of January 27, 2015.
4. There are no other site improvements proposed as part of this application other than the placement of new ground sign.
5. The proposed sign is a 40 sq.ft. by 9-foot tall ground sign with overhead lighting (down lighting).
6. All signage is to be a maximum of 40.0 sq. ft. per the Town of Canandaigua Town Code.
7. The proposed ground sign is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d).
8. There are no require variances.
9. The street identification number is to be located on the pole.
10. The ground sign is proposed in the front yard of the existing building on the south side of NYS Route 332.
11. The project was reviewed in compliance with applicable procedural requirements including a coordinated review pursuant to State Environmental Quality Review Act (SEQRA) and the Town of Canandaigua Planning Board's Rules of Procedure.
12. The Planning Board has classified the project as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations and Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
13. This application was referred to the following agencies and Staff for review and comment:
 - Greg Trost, NYSDOT
 - Ontario County Planning Board
14. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received.
15. Ontario County provided an Administrative Review with no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.
16. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
17. A Town of Canandaigua Waiver Request from a professional prepared site plan pursuant to Town Code §220-65 (L) was completed and provided to the Planning Board.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
2531 STATE ROUTE 332 LLC – SIMCO INSURANCE
PLACEMENT OF ONE GROUND SIGN
2445 NYS ROUTE 332
CPN 093-14 TM# 70.00-1-11.100
SINGLE-STAGE SITE PLAN APPROVAL

18. The Planning Board granted the waiver request.

19.