Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, October 11, 2016, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY:	**Thomas Schwartz**
BOARD MEMBERS:	**Karen Blazey, Richard Gentry, Charles Oyler, Ryan Staychock**
SECRETARY:	**John Robortella**
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 / ONE STAGE SITE PLANS:

CPN-058-16 Venezia & Associates, representing John Bartholf, owner of property at 4959 Waters Edge, TM#98.09-1-19.000, are seeking Site Plan Approval to build an addition onto a single family home.

NEW PUBLIC HEARINGS / ONE-STAGE SITE PLANS:

CLOSED PUBLIC HEARINGS: *None at this time*

FINAL SUBDIVISIONS: *None at this time*

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

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

INCOMPLETE APPLICATION / ADDITIONAL INFORMATION REQUIRED:

BOARD BUSINESS

- Approval of September 27, 2016 meeting minutes
- Referrals to Town Board: *None at this time*
- Recommendations to Zoning Board of Appeals:
- Recommendations to the Code Enforcement Officer: *None at this time*
- Resubdivision / Annexations: *None at this time*

- Letter of Credit/Bond Releases:
- Comprehensive Plan – General Discussion
- Other Business as Required:
    - Sarah Genecco, owner of property at 1880 NYS Route 332, TM#55.02-1-7.100, is requesting to amend a one stage site plan approved on November 10, 2015 and amended on June 14, 2016, for a commercial addition and site modifications in the CC zoning district.

    - Venezia Associates, on behalf of Fox Ridge Subdivision – Phase 5B-2, covering six lots on La Crosse Circle, TM#97.04-1-09.211, is requesting a first 90 day-extension of the Planning Board Approval dated April 12, 2016.

    - Caitlin Schwartz, owner of property at 5287 Irish Settlement Road, TM#153.00-1-88.230, is requesting a first 90 day-extension of the Planning Board Approval dated April 26, 2016.

- Referral from Town Board:

STAFF REPORTS

UPCOMING APPLICATIONS

OCTOBER 25, 2016

CPN-059-16 Daniel Bennett, representing Diane, Eileen & Grace Muller, owners of property at 4575 North Road, TM#57.00-1-21.113, is seeking a Special Use Permit and an Area Variance for a Solar Project.

CPN-062-16 Grove Engineering, representing Kenneth Rohr, owner of property at 4246 County Road 16, TM# 126.12-2-14.000, is seeking Site Plan Approval for a new 24'x28' attached garage.

CPN-067-16 Pfister Energy, representing Greg Westbrook, owner of property at 2970 County Road 10, TM#84.00-1-17.100, is seeking a Special Use Permit and Site Plan Approval for installation of a 10 acre Solar Array.

CPN-068-16 Venezia & Associates, representing Robert Papenfuss, owner of property at 4113 Onnalinda Drive, TM#113.10-1-16.000, are seeking Site Plan Approval for New Garage Construction and an Addition to existing house.

NOVEMBER 9, 2016

NOVEMBER 29, 2016

CPN-036-16 McMahon LaRue Associates, representing Morgan Canandaigua Land, LLC, owners of property at southeast corner of Brickyard Road and Yerkes Road, TM#56.00-1-55.220, are seeking Site Plan Approval for construction of 13 apartment buildings with a total of 122 units.

Adjournment

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING JOHN BARTHOLF
4959 WATERS EDGE – RLD DISTRICT
CPN 058-16 TM# 98.09-1-19.000
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 the construction of a new two-story garage and a 700 sq. ft. lower level living space located at 4959 Water Edge within the RLD zoning district and detailed on site plans last revised October 4, 2016, and all other relevant information submitted as of October 11, 2016 (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, October 11, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

I, John Robortella, 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 October 11, 2016 meeting.

_____ L. S.
John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING JOHN BARTHOLF
4959 WATERS EDGE – RLD DISTRICT
CPN 058-16 TM# 98.09-1-19.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

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 new two-story garage and a 700 sq. ft. lower level living space located at 4959 Water Edge within the RLD zoning district and detailed on site plans last revised October 4, 2016, and all other relevant information submitted as of October 11, 2016 (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, this application was forwarded to Ontario County Planning Board for review and provided no formal recommendation to deny or approve; 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**; X **Approves with the following Conditions**; or ❒ **Denies the application for the following reasons:**

1. 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.
2. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and accepted by the Town Board prior to the issuance of building permits.
3. All comments per the Canandaigua Lake County Sewer District comment letter dated August 25, 2016 are to be addressed. An approval from the Canandaigua Lake County Sewer District is required prior to issuance of a certificate of occupancy.
4. The comments within the Town Engineer's letter dated September 20, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
5. A Site Development Building Permit application is to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING JOHN BARTHOLF
4959 WATERS EDGE – RLD DISTRICT
CPN 058-16 TM# 98.09-1-19.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

6. The Planning Board has discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements and determined that the site plans are to be revised to provide additional landscaping along the lakeside of the property to comply with the Town's Shoreline Development Guideline requirements.
7. The area variances granted by the ZBA are to be detailed on the site plans.
8. The comments within the Town Highway and Water Superintendent's letter dated August 29, 2016 are to be addressed to the satisfaction of the Town Highway and Water Superintendent prior to signing by the Planning Board Chairman.
9.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 11, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

I, John Robortella, 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 October 11, 2016 meeting.

_____ L. S.
John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA & ASSOCIATES REPRESENTING JOHN BARTHOLF
4959 WATERS EDGE – RLD DISTRICT
CPN 058-16 TM# 98.09-1-19.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for Single-Stage Site Plan approval for the construction of a new two-story garage and a 700 sq. ft. lower level living space located at 4959 Water Edge within the RLD zoning district.
2. Detailed Site Plans dated June 15, 2016 last revised October 4, 2016 and all other relevant information submitted as of October 11, 2016 were provided for review.
3. The existing single-family framed cottage will remain during construction and be connected to the garage by a proposed covered breezeway.
4. The proposed garage and living space will be connected to public utilities (water and sewer) by connection from the existing services extending from the existing dwelling.
5. 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. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
6. In making this classification the Planning Board has satisfied the procedural requirements under SEQR and directed the Resolution to be placed in the file on this project.
7. This application was forwarded to the following outside agencies for review:
    - Kevin Olvany, Canandaigua Lake Watershed Council
    - Jim Fletcher, Highway & Water Superintendent
    - MRB Group, Town Engineers
    - John Berry, Canandaigua Lake County Sewer District
    - William Wright, Ontario County DPW
    - Town Environmental Conservation Board
    - Ontario County Planning Board
    - Mark Marentette, Chief City Fire Department
8. A referral to the Ontario County Planning Board (OCPB) was required and no formal recommendation to deny or approve was provided.
9. Comments from Town Engineer per letter dated September 20, 2016 were provided.
10. Comments from the Town Highway and Water Superintendent per letter dated August 29, 2016 were provided.
11. Comments were received from the Ontario County DPW in a letter dated August 25, 2016.
12. Comments were received from the Canandaigua Lake County Sewer District in an email dated September 13, 2016.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA & ASSOCIATES REPRESENTING JOHN BARTHOLF
4959 WATERS EDGE – RLD DISTRICT
CPN 058-16 TM# 98.09-1-19.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

13. Comments were received from the Canandaigua Lake Watershed Council in an email dated September 14, 2016.
14. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
15. A Zoning Law Determination was provided dated August 23, 2016 with the following determination:

DETERMINATION:

- Proposed retaining wall is a structure and lies 41 ft. from the front property line where 50 ft. is required.
- Applicant shall submit a Tear Down/Rebuild House application to the Town for review.

16. An application to the ZBA was required for the following:

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Applicant shall apply for a 9 ft. area variance for accessory structure (retaining wall) 41 ft. from front property line where 50 ft. is required.

17. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate to be provided prior to the issuance of building permits.
18. The Planning Board discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements.
19. The Planning Board determined that the proposed site plans are in compliance with the Town's Shoreline Development Guideline requirements.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SARAH GENECCO – COMMERICAL ADDITION & SITE MODIFICATIONS
1880 NYS ROUTE 332
FLOWERS BY STELLA & RETAIL DEVELOPMENT
CPN 023-15 TM# 55.02-1-7.100

AMENDED SINGLE-STAGE SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an Amended Single-Stage Site Plan approval the construction of a 5,765 square foot commercial building, one 5,657 square foot retail building and one 4,400 square foot future retail building, and a 909 square foot ice cream shop, including 176 parking spaces, utility and lighting improvements, and stormwater mitigation on a 7.488 acre site located at 1880 NYS Route 332 in the CC District and as described on the site plans dated September 18, 2015, last revised September 29, 2016 and all other relevant information submitted as of October 11, 2016; and

WHEREAS, the Planning Board on November 10, 2015 granted Single-Stage Site Plan approval for the demolition of the existing buildings and frame structures, and the construction of a 5,560 square foot commercial building, the construction of two 4,400 square foot retail buildings, and a 2,500 square foot retail building, including 187 parking spaces, utility and lighting improvements, and stormwater mitigation on a 7.488 acre site; and

WHEREAS, the Planning Board at the November 10, 2015 meeting 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, at the November 10, 2015 meeting 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**; X **Approves with the following Conditions**; or ❒ **Denies the application for the following reasons:**

1. The Amended 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 Amended Single-Stage Site Plan 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 Single-Stage Site Plan Approval, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. The comments within the Town Engineer's letter dated September 26, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SARAH GENECCO – COMMERICAL ADDITION & SITE MODIFICATIONS
1880 NYS ROUTE 332
FLOWERS BY STELLA & RETAIL DEVELOPMENT
CPN 023-15 TM# 55.02-1-7.100

AMENDED SINGLE-STAGE SITE PLAN APPROVAL RESOLUTION

4. All comments from the Canandaigua–Farmington Water & Sewer District regarding their review of this application are to be addressed and the Superintendents signature affixed to the Site Plans prior to the Planning Board Chairman signing the Site Plans.
5. An application for backflow prevention and supporting documentation is to be provided to the NYS Department of Health and Canandaigua–Farmington Water & Sewer District for review and approval prior to issuance of a building permit.
6. Prior to the issuance of a Certificate of Occupancy, an approval from the NYS Department of Transportation regarding there review of this application is to be provided to the Town of Canandaigua Development Office.
7. All buildings as depicted on the site plans last revised September 29, 2016 are to be of the façade and materials as detailed in the architectural rendering dated October 4, 2016 and presented at the October 11, 2016 Planning Board meeting.
8. Prior to building permits being issued for the 4,400 sq.ft. future retail building separate site plan approval from the Planning Board is required.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 11, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

I, John Robortella, 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 October 11, 2016 meeting.

_____ L. S.
John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
SARAH GENECCO – COMMERICAL ADDITION & SITE MODIFICATIONS
1880 NYS ROUTE 332
FLOWERS BY STELLA & RETAIL DEVELOPMENT
CPN 023-15 TM# 55.02-1-7.100
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

November 10, 2015 Single-Stage Site Plan Approval Findings

1. The Planning Board granted Single-Stage Site Plan approval for the demolition of the existing buildings and frame structures, and the construction of four (4) new retail buildings on a 7.488 acre site located at 1880 NYS Route 332 in the CC District.
2. The Planning Board reviewed site plans dated September 18, 2015, last revised October 22, 2015 and all other relevant information submitted as of November 10, 2015.
3. The project included the construction of a 5,560 square foot commercial building (Flowers by Stella), the construction of two 4,400 square foot retail buildings, and a 2,500 square foot retail building, including 187 parking spaces, utility and lighting improvements, and stormwater mitigation.
4. 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.
5. The Planning Board classified the project as an Unlisted Action pursuant to Part 617.6(b)(4) of the State Environmental Quality Review (SEQR) Regulations.
6. A Full Environmental Assessment Form (EAF) Part 1 was completed by the Applicant and provided for review.
7. The EAF Part 2 and Part 3 were completed by the Planning Board.
8. A "No Impact" letter from SHPO is to be provided to the Development Office.
9. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
10. The application includes modification to Mobile Road (Private Drive).
11. The application requires the approval from NYSDOT regarding the proposed improvements along the NYS Route 332 right-of-way.
12. Four (4) entrances are proposed to the site, with two (2) proposed off Mobile Road, one (1) proposed off NYS Route 332 and one (1) off Purdy Road.
13. No variances were required for the project.
14. The project is serviced by existing public sanitary sewer and water off NYS Route 332 (Canandaigua-Farmington Water & Sewer District).
15. An approval from Canandaigua-Farmington Water & Sewer District is required.
16. The application was referred to the following agencies for review and comment:
    - Tad Gerace, Ontario Soil & Water Conservation District
    - John Berry, Canandaigua Lake County Sewer District

FINDINGS

- William Wright, Ontario County DPW
- David Degear, Canandaigua-Farmington Water & Sewer District
- Greg Trost, NYSDOT
- Town Environmental Conservation Board
- James Fletcher, Town Highway Superintendent
- MRB Group, Town Engineer
- Ontario County Planning Board
- Ontario County Ag Review Board
- Geoff Brennessel, NYSEG
- Wayne Dunton, RG&E
- Mark Marentette, Chief, City Fire Dept.
- Sheryl Robbins, P.E. NYSDOH
- Carleen Pierce, Canandaigua City School District
- Neighboring Community: Town of Farmington

17. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received dated October 14, 2015.
18. The Ontario County Planning Board made a recommendation of Denial.
19. The Planning Board reviewed these comments and considered them as part of their review of the application.
20. A comment letter dated November 6, 2015 regarding the site plans was received from the Town Engineer.
21. A comment letter from the Town Highway Superintendent dated October 6, 2015 was received.
22. Comments from Canandaigua Lake County Sewer District in an email dated October 13, 2015 were received.
23. Comments from NYSDOH in an email dated September 25, 2015 were received.
24. Comments from Ontario Soil & Water Conservation District in an email dated September 28, 2015 were received.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
SARAH GENECCO – COMMERICAL ADDITION & SITE MODIFICATIONS
1880 NYS ROUTE 332
FLOWERS BY STELLA & RETAIL DEVELOPMENT
CPN 023-15 TM# 55.02-1-7.100
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

25. The Town of Farmington in a letter dated October 1, 2015 acknowledged receipt of the application and discussed it at the October 7, 2015 Planning Board meeting and provided no comments.
26. The Planning Board reviewed all of the above referenced comments and considered them as part of their review of the application.
27. The Planning Board discussed site lighting with the applicant requiring that all lighting comply with the Town Code requirements including dark sky compliant.
28. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate to be provided.
29. The Planning Board discussed the need for a landscaping surety estimate to be provided.
30. An administrative lot line adjustment plan is to be approved prior to the signing of the Final Site Plans.
31. The Planning requested a revised landscaping plan is to be provided for review and approval.

Amended Site Plan Approval October 11, 2016

32. The Planning Board received an application for Amended Single-Stage Site Plan approval for the construction of a 5,765 square foot commercial building, one 5,657 square foot retail building and one 4,400 square foot future retail building, and a 909 square foot ice cream shop, including 176 parking spaces, utility and lighting improvements, and stormwater mitigation on a 7.488 acre site located at 1880 NYS Route 332 in the CC District.
33. The project is better described on site plans dated September 18, 2015, last revised September 29, 2016 and all other relevant information submitted as of October 11, 2016.
34. The Planning Board at the November 10, 2015 meeting completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA) and made a determination of significance and filed a Negative Declaration thereby concluding review pursuant to SEQR.
35. The project is currently under construction per the approved November 10, 2015 site plans and will be completed as per the Amended Site Plans approved at the October 11, 2016 meeting.
36. A soil erosion surety and landscaping surety was provided and reviewed by the Town Engineer and accepted by the Town Board as required per November 10, 2015 conditions of approval. These sureties are adequate and do not need to be amended.
37. A comment letter dated September 26, 2016 regarding the amended site plans was received from the Town Engineer.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
SARAH GENECCO – COMMERICAL ADDITION & SITE MODIFICATIONS
1880 NYS ROUTE 332
FLOWERS BY STELLA & RETAIL DEVELOPMENT
CPN 023-15 TM# 55.02-1-7.100
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

38. The amended site plans were provided to the Canandaigua-Farmington Water District for review. Comments were provided.
39. A revised architectural rendering dated October 4, 2016 matching the amended site plans was provided for the Planning Boards review.
40. The revised architectural rendering matches the façade and materials that were previously approved at the November 10, 2015 Planning Board meeting.
41. The future retail building of 4,400 square feet is required to receive site plan approval from the Planning Board.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING CAITLIN SCHWARTZ
5287 IRISH SETTLEMENT ROAD – RR-3 ZONING DISTRICT
CPN 017-16 TM# 153.00-1-88.23
SINGLE STAGE SITE PLAN APPROVAL

1ST 90 DAY EXTENSION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has considered the above referenced request for the first 90-day extension of the Single Stage Site Plan approval for the construction of a new (approx. 1,400 sq.ft.) single family dwelling and associated site improvements located at 5287 Irish Settlement Road within the RR-3 Zoning District as detailed site plans last revised March 16, 2016; and

WHEREAS, the applicant is still working to address the conditions of approval granted at the April 26, 2016 Planning Board meeting; and

WHEREAS, the Planning Board has reviewed the public record on said Action; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☑**Approves with Previous Conditions (April 26, 2016)** ☐ **Approves with the following Conditions**; or ☐ **Denies the application** for the following reasons:

The Final (Phased) Subdivision Plat of Fox Ridge Subdivision Phase 5B-2 approval is hereby approved for the first 90-day extension, as provided for in Section 276.7 (c) of New York State Town Law, which shall expire 90 days from the date of October 26, 2016. The new expiration date is **Tuesday, January 24, 2017**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 11, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

I, John Robortella, 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 October 11, 2016 meeting.

_____ L. S.
John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES – FOX RIDGE SUBDIVISION – PHASE 5B-2
CPN-024-15 TM# 097.04-1-009.211
FINAL SUBDIVISION (PHASED) PLAT RE-APPROVAL

1ST 90 DAY EXTENSION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has considered the above referenced request for the first 90-day extension of the Final (Phased) Subdivision Plat of Fox Ridge Subdivision Phase 5B-2 containing 6 lots along La Crosse Circle as described in the Final Subdivision Plans for Fox Ridge Phase 5B-2 dated April 16, 2015, last revised September 7, 2016; and

WHEREAS, the applicant is still working to address the conditions of approval granted at the April 12, 2016 Planning Board meeting; and

WHEREAS, the Planning Board has reviewed the public record on said Action; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☑**Approves with Previous Conditions (April 12, 2016)** ❒ **Approves with the following Conditions**; or ❒ **Denies the application** for the following reasons:

The Final (Phased) Subdivision Plat of Fox Ridge Subdivision Phase 5B-2 approval is hereby approved for the first 90-day extension, as provided for in Section 276.7 (c) of New York State Town Law, which shall expire 90 days from the date of October 12, 2016. The new expiration date is **Tuesday, January 10, 2017**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 11, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

I, John Robortella, 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 October 11, 2016 meeting.

_____ L. S.
John Robortella, Secretary of the Board