

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

PLANNING BOARD

Tuesday, October 27, 2015, 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:

CPN-027-15 RSM West Lake Road LLC, owner of property at 3950 County Road 16, TM#112.00-1-24.100, is requesting final subdivision approval for a 16-lot subdivision in the RLD/SCR-1 zoning districts.

NEW PUBLIC HEARINGS:

CPN-070-15 Jennifer Kestler, representing 2418 State Route 332 LLC, owner of property at 2375 NYS Route 332, TM#56.00-2-22.210, is requesting special use permit approval for a commercial speech sign in the CC zoning district.

CPN-074-15 Marathon Engineering, representing Deborah McIlveen, owner of property at 3455
CPN-080-15 Middle Cheshire Road, TM#97.04-1-19.110, is requesting single stage subdivision and one stage site plan approval for a three-lot subdivision with the construction of a new dwelling in the R-1-30 zoning district.

CPN-078-15 Kirk Wright, representing 2418 State Route 332 LLC, owner of property at 2409 NYS Route 332, TM#56.00-2-54.000, is requesting special use permit approval for a commercial speech sign in the CC zoning district.

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*

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

CPN-023-15 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 and site modifications in the CC zoning district.

CPN-063-15 Worden Hill Inc, representing Robert & Cathy Jacobson, owners of property at 5271 Menteth Drive, TM#140.11-1-22.000, are requesting site plan approval to place rip rap shoreline in the RLD zoning district.

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

CPN-066-15 James Vanderhoof, owner of property at 3490 Sandy Beach Drive, TM#98.15-1-56.000, is requesting one stage site plan approval for a residential addition in the RLD zoning district.

CPN-081-15 Lakeside Construction, representing Ted O'Bourn, owner of property at 4095 County Road 16, TM#127.05-2-21.000, is requesting one stage site plan approval for the placement of an accessory structure in the RLD zoning district.

BOARD BUSINESS

- ☐ Approval of October 13, 2015 meeting minutes
- ☐ Referrals to Town Board:
- ☐ 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:
 - Centerpointe Site Plan and Landscaping Plan revisions

STAFF REPORTS

UPCOMING APPLICATIONS

NOVEMBER 10, 2015 MEETING:

- CPN-025-15 Core Allstars, representing Bulldog Management, owner of property at 5310 North Street, TM#70.00-1-58.210, re-instatement of a suspended special use permit for failure to obtain a building permit prior to construction.
- Onsite Wastewater Treatment System Proposed Local Law
- Update: Padelford Brook Greenway

ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JENNIFER KESTLER REPRESENTING 2418 STATE ROUTE 332 LLC
SIMPLY SWEET BAKE SHOP – VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 070-15 TM# 56.00-2-22.210
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit (§220-35 and §220-62.1) for commercial speech sign (building mounted sign) located at 2375 NYS Route 332 in a CC Zoning District; and

WHEREAS, this application was forwarded to Ontario County Planning Board and comments were provided dated October 8, 2015; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board; 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 27, 2015. 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 27, 2015 meeting.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JENNIFER KESTLER REPRESENTING 2418 STATE ROUTE 332 LLC
SIMPLY SWEET BAKE SHOP – VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 070-15 TM# 56.00-2-22.210
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WHEREAS, this application was forwarded to Ontario County Planning Board and comments were provided dated October 8, 2015; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, on October 27, 2015, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board approved the request for a Special Use Permit and determined the Special Use Permit was consistent with the provisions of §220-35, §220-62.1, and §220-83 of the Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested special use permit with the following conditions:

1. The special use permit shall remain in effect for the current and future owners and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code §220-35, §220-62.1, and §220-83.
2. In compliance with Town Code §220-35, §220-62.1, and §220-83, the Town Code Enforcement Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer and/or Zoning Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
4. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
5. The proposed building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-62.1 and shall be submitted to the Town Development Office for approval.
6. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JENNIFER KESTLER REPRESENTING 2418 STATE ROUTE 332 LLC
SIMPLY SWEET BAKE SHOP – VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 070-15 TM# 56.00-2-22.210
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 27, 2015. 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 27, 2015 meeting.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JENNIFER KESTLER REPRESENTING 2418 STATE ROUTE 332 LLC
SIMPLY SWEET BAKE SHOP – VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 070-15 TM# 56.00-2-22.210
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit (§220-35 and §220-62.1) for commercial speech sign (building mounted sign) located at 2375 NYS Route 332 in a CC Zoning District; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, on October 27, 2015, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board approved the request for a Special Use Permit and determined the Special Use Permit was consistent with the provisions of §220-35, §220-62.1, and §220-83 of the Town Code; 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 Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for by the applicant dated May 11, 2015.
2. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
3. The proposed building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-62.1 and shall be submitted to the Town Development Office for approval.
4. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.

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

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

John Robertella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
JENNIFER KESTLER REPRESENTING 2418 STATE ROUTE 332 LLC
SIMPLY SWEET BAKE SHOP – VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 070-15 TM# 56.00-2-22.210
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

1. On October 27, 2015 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
2. 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.
3. 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.
4. The applicant has submitted an application for Special Use Permit Approval for commercial speech sign (building mounted sign) located at 2375 NYS Route 332 in a CC Zoning District.
5. No additional site improvements are proposed.
6. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of §220-35, §220-62.1, and §220-83 of the Town Code.
7. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
8. There are no variances requested.
9. This application was referred to the following agencies for review and comment:
 - Ontario County Planning Board
10. A referral to the Ontario County Planning Board (OCPB) was required.
11. The Planning Board did review the Ontario County Planning Board's comments dated October 8, 2015 which offered no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.
12. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
13. 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 dated _____.
14. The Planning Board granted the waiver from a professional prepared site plan.
15. A Zoning Law Determination was provided dated September 21, 2015 with a determination that "Each individual business or use within a multiuse development which has an exterior entrance may have a building-mounted sign which does not exceed one square foot of sign area for each linear foot of building frontage occupied by the tenant. The proposed sign is 20 square feet and the tenant occupies 20 linear feet of frontage."
16. The proposed application is in compliance with the Zoning Law Determination.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
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SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

17. The Planning Board reviewed the proposed application in accordance with the requirements of §220-62.1 Special Use Permit for a Commercial Speech Sign in the CC Community Commercial District and the following standards are met:
- Prior to granting Special Use Permit Approval, the Town Planning Board must make a finding that the proposed sign is in compliance with the standards set forth in § 220- 83.
 - The specific location of the proposed sign must be shown on a Site Plan approved by the Planning Board.
 - Prior to granting Special Use Permit Approval, the Planning Board must make a finding that the proposed signage will not compromise the aesthetic appearance of the surrounding neighborhood.
 - Prior to granting Special Use Permit Approval, the Town Planning Board must make a finding that the proposed signage will not significantly increase the magnitude of hazards to motorists and pedestrians caused by sign distractions.
18. The Planning Board determines that the proposed signage will not compromise the aesthetic appearance of the surrounding neighborhood.
19. The Town Planning Board determines that the proposed signage will not significantly increase the magnitude of hazards to motorists and pedestrians caused by sign distractions.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DEBORAH MCILVEEN
3-LOT SUBDIVISION & CONSTRUCTION OF SINGLE FAMILY DWELLINGS
3455 MIDDLE CHESHIRE ROAD – R-1-30 ZONING DISTRICT
CPN 074-15 & 080-15 TM# 97.04-1-19.110
SINGLE-STAGE SUBDIVISION AND ONE STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering single-stage subdivision and a one-stage site plan approval for a 3-lot subdivision in the R-1-30 zoning district of an existing 44.633 acre lot; creating Lot 3 (Remaining Lands) a 34.470 acre lot on the west side of Middle Cheshire Road, Lot 1 a 8.982 lot on the east side of Middle Cheshire Road, and Lot 1 a 1.180 acre lot on the east side of Middle Cheshire Road including the tear-down of an existing single family dwelling located on Lot 1 to construct a new single family residence on Lot 1 and the future construction of a single family residence on Lot 2 located at 3455 Middle Cheshire Road as detailed on the site plans dated September 11, 2015 and all other relevant information submitted as of October 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 McIlveen 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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DEBORAH MCILVEEN
3-LOT SUBDIVISION & CONSTRUCTION OF SINGLE FAMILY DWELLINGS
3455 MIDDLE CHESHIRE ROAD – R-1-30 ZONING DISTRICT
CPN 074-15 & 080-15 TM# 97.04-1-19.110
SINGLE-STAGE SUBDIVISION AND ONE STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

- 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;
 - (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
 - (v) the site is located within an identified archaeological sensitive area and the applicant is coordinating with SHPO;
 - (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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DEBORAH MCILVEEN
3-LOT SUBDIVISION & CONSTRUCTION OF SINGLE FAMILY DWELLINGS
3455 MIDDLE CHESHIRE ROAD – R-1-30 ZONING DISTRICT
CPN 074-15 & 080-15 TM# 97.04-1-19.110
SINGLE-STAGE SUBDIVISION AND ONE STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 27, 2015. 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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

Short Environmental Assessment Form **Part 1 - Project Information**

R C E I V E	TOWN OF CANANDAIGUA DEVELOPMENT OFFICE	F O R R E V I E W
	SEP 18 2015	

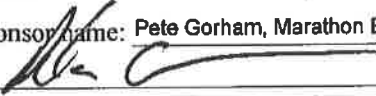
Instructions for Completing

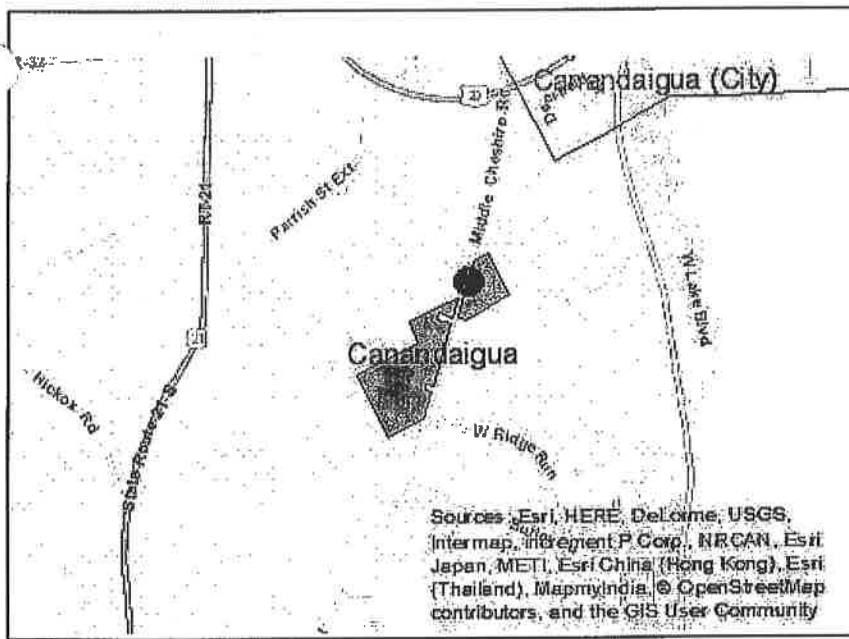
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 3455 Middle Cheshire Road, Town of Canandaigua, NY			
Project Location (describe, and attach a location map): East and West side of Middle Cheshire Road, Canandaigua, NY			
Brief Description of Proposed Action: The project proposes a 3 lot subdivision of an existing 44.632 acre lot; creating a 34.470 acre lot on west side of Middle Cheshire Rd, a 8.982 lot on east side of Middle Cheshire Rd, and a 1.180 acre lot on east side of Middle Cheshire Rd. Ms. McIveen will be constructing a single family residence on the 1.18 acre parcel. The current zoning is R 1-30 for 10.162 acres east of road and SCR - 1 for 34.470 acres west of road. No variances are proposed.			
Name of Applicant or Sponsor: Pete Gorman, Marathon Engineering, as Agent		Telephone: 585-456-7770 E-Mail: pgorman@marathoneng.com	
Address: 39 Cascade Drive			
City/PO: Rochester		State: NY	Zip Code: 14614
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		44.632 acres	
b. Total acreage to be physically disturbed?		0.700 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		44.632 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 checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <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"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Private Wastewater treatment system</u>	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" 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 <input type="checkbox"/>	YES <input checked="" 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"/>	
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 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>Swales terminate on owner's property and re-establish existing drainage patterns</u>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

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"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Pete Gorham, Marathon Engineering, as Agent</u> Date: <u>9/17/2015</u></p> <p>Signature: <u></u></p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

Project: McIlveen Subdivision

Date: October 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"/>

Project: **McIlveen Subdivision**Date: **October 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 Planning Board, as the designated lead agency for this Action, under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed site improvements. Based upon this evaluation, the Planning Board, in a separate resolution adopted on October 27, 2015 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

- ☐ 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.
- ☒ 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

October 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

-MRB Group

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DEBORAH MCILVEEN
3-LOT SUBDIVISION & CONSTRUCTION OF SINGLE FAMILY DWELLINGS
3455 MIDDLE CHESHIRE ROAD – R-1-30 ZONING DISTRICT
CPN 074-15 & 080-15 TM# 97.04-1-19.110
SINGLE-STAGE SUBDIVISION AND ONE STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering single-stage subdivision and a one-stage site plan approval for a 3-lot subdivision in the R-1-30 zoning district of an existing 44.633 acre lot; creating Lot 3 (Remaining Lands) a 34.470 acre lot on the west side of Middle Cheshire Road, Lot 1 a 8.982 lot on the east side of Middle Cheshire Road, and Lot 1 a 1.180 acre lot on the east side of Middle Cheshire Road including the tear-down of an existing single family dwelling located on Lot 1 to construct a new single family residence on Lot 1 and the future construction of a single family residence on Lot 2 located at 3455 Middle Cheshire Road as detailed on the site plans dated September 11, 2015 and all other relevant information submitted as of October 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 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 October 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. 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 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. 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.
4. The comments within the Town Engineer's letter dated October 21, 2015 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
MARATHON ENGINEERING REPRESENTING DEBORAH MCILVEEN
3-LOT SUBDIVISION & CONSTRUCTION OF SINGLE FAMILY DWELLINGS
3455 MIDDLE CHESHIRE ROAD – R-1-30 ZONING DISTRICT
CPN 074-15 & 080-15 TM# 97.04-1-19.110
SINGLE-STAGE SUBDIVISION AND ONE STAGE SITE PLAN APPROVAL

5. The comments within the Town Highway & Water Superintendent's letter dated October 6, 2015 are to be addressed to the satisfaction of the Town Highway & Water Superintendent prior to signing by the Planning Board Chairman.
6. A note is to be added to the subdivision plat stating that no new development is proposed at this time on Lot 3 (Remaining Lands) and Lot 3 is not an approved "build-able" lot requiring separate Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring on this lot.
7. A note shall be added to the subdivision plans that a perc test has not been conducted for Lot 3 and that Lot 3 shall not be considered a "buildable" lot until a satisfactory per test has been completed.
8. Prior to the issuance of a building permit for Lot 1 the proposed wastewater treatment system is to be reviewed and approved by the Canandaigua Lake Watershed Inspector.
9. Prior to the issuance of a building permit for Lot 2 the proposed wastewater treatment system is to be reviewed and approved by the Canandaigua Lake Watershed Inspector.
10. Prior to the issuance of a building permit for any of the lots, a "No Impact" letter from the State Historic Preservation Office (SHPO) is to be provided to the Town Development Office.
11. 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 for lots 1, 2, and 3.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 27, 2015. 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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIRK WRIGHT REPRESENTING 2418 STATE ROUTE 332 LLC
JOHN VENTURA – VISION NISSAN
2409 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 78-15 TM# 56.00-2-54.000
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SEQR RESOLUTION- TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit (§220-35 and §220-62.1) for commercial speech sign (building mounted sign) for an existing building (Vision Nissan) located at 2409 NYS Route 332 in a CC Zoning District; and

WHEREAS, this application was forwarded to Ontario County Planning Board and comments were provided dated October 8, 2015; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board; 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 27, 2015. 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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIRK WRIGHT REPRESENTING 2418 STATE ROUTE 332 LLC
JOHN VENTURA – VISION NISSAN
2409 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 78-15 TM# 56.00-2-54.000
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit (§220-35 and §220-62.1) for commercial speech sign (building mounted sign) for an existing building (Vision Nissan) located at 2409 NYS Route 332 in a CC Zoning District; and

WHEREAS, this application was forwarded to Ontario County Planning Board and comments were provided dated October 8, 2015; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, on October 27, 2015, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board approved the request for a Special Use Permit and determined the Special Use Permit was consistent with the provisions of §220-35, §220-62.1, and §220-83 of the Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested special use permit with the following conditions:

1. The special use permit shall remain in effect for the current and future owners and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code §220-35, §220-62.1, and §220-83.
2. In compliance with Town Code §220-35, §220-62.1, and §220-83, the Town Code Enforcement Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer and/or Zoning Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
4. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
5. The proposed building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-62.1 and shall be submitted to the Town Development Office for approval.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIRK WRIGHT REPRESENTING 2418 STATE ROUTE 332 LLC
JOHN VENTURA – VISION NISSAN
2409 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 78-15 TM# 56.00-2-54.000
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

6. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 27, 2015. 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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIRK WRIGHT REPRESENTING 2418 STATE ROUTE 332 LLC
JOHN VENTURA – VISION NISSAN
2409 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 78-15 TM# 56.00-2-54.000
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit (§220-35 and §220-62.1) for commercial speech sign (building mounted sign) for an existing building (Vision Nissan) located at 2409 NYS Route 332 in a CC Zoning District; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, on October 27, 2015, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board approved the request for a Special Use Permit and determined the Special Use Permit was consistent with the provisions of §220-35, §220-62.1, and §220-83 of the Town Code; 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 Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for by the applicant dated September 15, 2015.
2. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
3. The proposed building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-62.1 and shall be submitted to the Town Development Office for approval.
4. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIRK WRIGHT REPRESENTING 2418 STATE ROUTE 332 LLC
JOHN VENTURA – VISION NISSAN
2409 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 78-15 TM# 56.00-2-54.000
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
KIRK WRIGHT REPRESENTING 2418 STATE ROUTE 332 LLC
JOHN VENTURA – VISION NISSAN
2409 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 78-15 TM# 56.00-2-54.000
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

1. On October 27, 2015 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
2. 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.
3. 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.
4. The applicant has submitted an application for Special Use Permit Approval of commercial speech sign (building mounted sign) for the existing building Vision Nissan located at 2409 NYS Route 332 in a CC Zoning District.
5. No additional site improvements are proposed.
6. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of §220-35, §220-62.1, and §220-83 of the Town Code.
7. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
8. There are no variances requested.
9. This application was referred to the following agencies for review and comment:
 - Ontario County Planning Board
10. A referral to the Ontario County Planning Board (OCPB) was required.
11. The Planning Board did review the Ontario County Planning Board's comments dated October 8, 2015 which offered no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.
12. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
13. 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 dated September 15, 2015.
14. The Planning Board granted the waiver from a professional prepared site plan.
15. A Zoning Law Determination was provided dated September 16, 2015 with the following determination:
 - A single ground sign with a display surface of less than 40 square feet and less than 20 feet in height is permitted. – Ground sign for the Nissan Symbol is 36 square feet and 18'-10" height.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
KIRK WRIGHT REPRESENTING 2418 STATE ROUTE 332 LLC
JOHN VENTURA – VISION NISSAN
2409 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 78-15 TM# 56.00-2-54.000
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

- A single building sign which does not exceed one square foot for each linear foot of building frontage is permitted. – Building Sign #1 for ‘Nissan’ is 43.30 square feet
 - A second building sign is permitted if it does not exceed 50% of the first sign. – Building Sign #2 for ‘Vision’ is 20.46 square feet.
 - A third sign is not permitted. - Building Sign #3 for ‘Express’ is 10.20 square feet.
 - A fourth sign is not permitted. – Building Sign #4 for ‘Service’ is 9.53 square feet.
16. Area variances for Building Sign #3 and Building Sign #4 are required.
17. The Zoning Board of Appeals at the October 20, 2015 ZBA meeting approved the area variances.
18. The proposed application is in compliance with the Zoning Law Determination.
19. The Planning Board reviewed the proposed application in accordance with the requirements of §220-62.1 Special Use Permit for a Commercial Speech Sign in the CC Community Commercial District and the following standards are met:
- Prior to granting Special Use Permit Approval, the Town Planning Board must make a finding that the proposed sign is in compliance with the standards set forth in § 220- 83.
 - The specific location of the proposed sign must be shown on a Site Plan approved by the Planning Board.
 - Prior to granting Special Use Permit Approval, the Planning Board must make a finding that the proposed signage will not compromise the aesthetic appearance of the surrounding neighborhood.
 - Prior to granting Special Use Permit Approval, the Town Planning Board must make a finding that the proposed signage will not significantly increase the magnitude of hazards to motorists and pedestrians caused by sign distractions.
20. The Planning Board determines that the proposed signage will not compromise the aesthetic appearance of the surrounding neighborhood.
21. The Town Planning Board determines that the proposed signage will not significantly increase the magnitude of hazards to motorists and pedestrians caused by sign distractions.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION

BME ASSOCIATES FOR RSM WEST LAKE LLC

THE RESIDENCES AT WEST LAKE ROAD

CPN-027-15 TM# 112.00-1-24.100

AMENDED (PHASED) FINAL SUBDIVISION PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering an Amended (Phased) Final Subdivision Plan approval to subdivide the 61 single-family lots into 16 single-family lots, with 7 lots in the SCR-1 and 9 within the RLD, a similar road alignment, preservation of open space areas, utility improvements including water, sanitary, storm sewers, and stormwater management areas as described on the subdivision plans dated May 2015, last revised July 31, 2015 and all other relevant information submitted as of October 27, 2015 (the current application), and

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) issued a comment letter dated August 10, 2015 to the applicant requesting the subdivision plans be revised to address their comments to remain eligible for coverage under the Construction Stormwater General Permit; and

WHEREAS, the Planning Board cannot act on this application until the requested information by the NYSDEC has been addressed and revised subdivision plans provided; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application and continue the Public Hearing to their **Tuesday, November 10, 2015** Planning Board Meeting.

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

Richard Gentry -
Charles Oylar -
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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SARAH GENECCO – COMMERCIAL ADDITION & SITE MODIFICATIONS
1880 NYS ROUTE 332
CPN 023-15 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 demolition of the existing buildings and frame structures, and the construction of a 20,000 square foot commercial building and the construction of a 5,000 square foot retail building including 187 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 October 15, 2015 and all other relevant information submitted as of October 27, 2015 (the current application), and

WHEREAS, the requested area variance for relief of the 75 foot buffer between the commercial and residential areas was denied by the Zoning Board of Appeals at the October 20, 2015 meeting; and

WHEREAS, the revised site plans are in the process of being forwarded to outside agencies for review and comment; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the application to their Tuesday, November 24, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 27, 2015. 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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
WARDEN HILL INC. FOR ROBERT & CATHY JACOBSON
5271 MENTETH DRIVE
CPN-063-15 TM# 140.11-1-22.000
ONE STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a One Stage Site Plan Approval to place 55' of rip-rap along the Canandaigua Lake shoreline for stabilization located at 5271 Menteth Drive within the RLD, a detailed on plans stamped received August 21, 2015 and all other relevant information submitted as of October 27, 2015 (the current application), and

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) issued a comment letter dated August 28, 2015 to the applicant stating that the application was incomplete; and

WHEREAS, the Planning Board cannot act on this application until the requested information by the NYSDEC has been addressed and revised site plans provided; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application to their **Tuesday, November 10, 2015** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 27, 2015. 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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JAMES VANDERHOOF – RESIDENTIAL ADDITION IN RLD ZONING DISTRICT
3490 SANDY BEACH DRIVE
CPN-066-15 TM# 98.15-1-56.000
ONE STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a One Stage Site Plan Approval for the construction of a 118 +/- square foot first floor, and a 305 +/- square foot second floor addition to the existing residential dwelling, including a 480 +/- square foot addition to the existing detached garage located at 3490 Sandy Beach Drive within the RLD Zoning District, detailed on site plans last revised September 11, 2015 and all other relevant information submitted as of October 27, 2015 (the current application); and

WHEREAS, a Zoning Law Determination dated October 16, 2015 was prepared by the Town of Canandaigua Zoning Officer with a determination that a number of area variances were required for this application; and

WHEREAS, the proposed application is scheduled for the November 17, 2015 Zoning Board of Appeals meeting for a 3.5' right side setback area variance for the principle structure, a 3.9' right side setback area variance for the detached garage, a 7% lot coverage area variance, and a 290 square foot garage area variance; and

WHEREAS, the Planning Board cannot act on this application until the ZBA has made a determination on the requested area variances; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application to their **Tuesday, November 24, 2015** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 27, 2015. 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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LAKESIDE CONSTRUCTION REPRESENTING THEODORE D. & CANDY M. O'BOURN
CONSTRUCTION OF AN ACCESSORY STRUCTURE
4095 COUNTY ROAD 16 – RLD DISTRICT
CPN 073-15 TM# 127.05-2-21.000
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 the construction of a 10' x 10' (100 sq. ft.) accessory structure (storage shed) located at 4095 County Road 16 within the RLD zoning district and as described on the information submitted as of October 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, October 27, 2015. 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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LAKESIDE CONSTRUCTION REPRESENTING THEODORE D. & CANDY M. O'BOURN
CONSTRUCTION OF AN ACCESSORY STRUCTURE
4095 COUNTY ROAD 16 – RLD DISTRICT
CPN 073-15 TM# 127.05-2-21.000
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 the construction of a 10' x 10' (100 sq. ft.) accessory structure (storage shed) located at 4095 County Road 16 within the RLD zoning district and as described on the information submitted as of October 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, this application was forwarded to Ontario County Planning Board and comments were provided dated October 8, 2015; and

WHEREAS, the Ontario County Planning made a formal recommendation of denial; 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. 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. A sewer connection permit and a highway work permit from Ontario County DPW as per comments within the email dated October 10, 2015 is required prior to the issuance of a Certificate of Occupancy.
4. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for by the applicant.
- 5.
- 6.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LAKESIDE CONSTRUCTION REPRESENTING THEODORE D. & CANDY M. O'BOURN
CONSTRUCTION OF AN ACCESSORY STRUCTURE
4095 COUNTY ROAD 16 – RLD DISTRICT
CPN 073-15 TM# 127.05-2-21.000
SINGLE-STAGE SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 27, 2015. 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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MORGAN MANAGEMENT LLC – CENTERPOINTE TOWNHOUSES
GRADING & LANDSCAPING PLAN REVISIONS
CPN-064-13 TM# 56.00-1-54.115 & CPN-070-13 TM# 56.00-1-54.116
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an amended single-stage site plan approval for the proposed grading and landscaping plan revisions associated with the Centerpointe Townhouse Development which includes 50 units on 6.329 acres (TM# 56.00-1-54.115) and 59 units on 8.907 acres (TM# 56.00-1-54.116) as described in the amended Landscaping Plans and Grading Plans dated July 2013, last revised October 2, 2015; and

WHEREAS, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), a determination of significance was previously adopted by the Town of Canandaigua Town Board in October 1986 and supplemented by the adoptions of local laws amending the PUD (Planned Unit Development); and

WHEREAS, the Planning Board has determined that the proposed development is in substantial compliance with Local Law 10 of 2005 (total number of dwelling units in the PUD); and

WHEREAS, the Planning Board has determined that the proposed development is in substantial compliance with Local Law 5 of 2013 (bulk density requirements in the PUD); 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 signature line for the Planning Board Chairman is to be added to the amended Final Grading Plan (sheets 13 & 14) and the Final Lighting and Landscaping Plan (sheets 15-20).
2. The Amended Single-Stage Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Amended Single-Stage Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the amended plans.
3. Applicant shall install and maintain 26 staggered evergreen trees at the rear of units 16-28 along the Townhouse and golf course property line. The amended Final Lighting and Landscaping Plans are to show the locations of the evergreens prior to signatures being affixed to the plans. Failure to adequately install or maintain said landscaping shall constitute a violation under Town Code Section 220-99(D) regardless of any restrictions or the lack of authority contained in any easements or maintenance agreements.

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MORGAN MANAGEMENT LLC – CENTERPOINTE TOWNHOUSES
GRADING & LANDSCAPING PLAN REVISIONS
CPN-064-13 TM# 56.00-1-54.115 & CPN-070-13 TM# 56.00-1-54.116
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

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 27, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MORGAN MANAGEMENT LLC – CENTERPOINTE TOWNHOUSES
GRADING & LANDSCAPING PLAN REVISIONS
CPN-064-13 TM# 56.00-1-54.115 & CPN-070-13 TM# 56.00-1-54.116
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

Original Approval - 2013

1. The Town of Canandaigua Planning Board granted final site plan approval for the construction of 109 total Townhouse dwelling units for rental use with 50 units on 6.329 acres (TM# 56.00-1-54.115) and 59 units on 8.907 acres (TM# 56.00-1-54.116) as described in the Final Site Plans dated July 2013 and signed by the Planning Board Chairman on October 2, 2014.
2. Because this application included development on two separate parcels, it was divided into two separate projects. CPN-064-13 is 50 units on 6.329 acres (TM# 56.00-1-54.115) and CPN-070-13 is 59 units on 8.907 acres (TM# 56.00-1-54.116). These applications even though separate were considered as one application and approved as such as they cannot stand alone due to the drainage improvements and requirements.
3. In 1986 the Town Board zoned the overall project site (425 acres) to Planned Unit Development (PUD) and established allowed uses and bulk density requirements.
4. The Town Board completed an Environmental Review of the project pursuant to the State Environmental Quality Review (SEQR) as part of the PUD in 1986 and supplemented by the adoptions of local laws amending the PUD.
5. In 2005, Local Law 10 of 2005 was adopted amending the Official PUD Map to allow single family detached dwellings on a total of 37 lots. This also reduced the total number residential units from 571 to 461.
6. The Planning Board determined that the application is in substantial compliance with Local Law 10 of 2005 which is regarding the total number of dwelling units allowed within the PUD.
7. Local Law 5 of 2013 amended the Centerpointe PUD zoning from 37 single family homes to allow Townhouses and created separate bulk density requirements.
8. The Planning Board determined the proposed application is in substantial compliance with Local Law 5 of 2013.
9. The project includes driveways with garages for each unit, drainage improvements onsite and offsite (golf course), and utility improvements including appurtenances as described in the most recent site plans dated July 2013.
10. Landscaping Calculations:
 - Lot Size: 29.585 acres (1,288,717.9 sq ft)
 - 30% (required green space) = 8.875 acres (386,615.37 sq ft)
 - 1,250 sq ft = **309 canopy shade trees are required**
 - 250 sq ft = **1,546 deciduous shrub / evergreens are required**
11. The project includes entrances are off-of Brickyard Road and Thomas Road.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MORGAN MANAGEMENT LLC – CENTERPOINTE TOWNHOUSES
GRADING & LANDSCAPING PLAN REVISIONS
CPN-064-13 TM# 56.00-1-54.115 & CPN-070-13 TM# 56.00-1-54.116
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

12. The project is serviced by public water and sanitary sewers.
13. Lighting is provided over all entrance and exit locations. All lighting is dark sky compliant.
14. No basements are provided.
15. Sprinklers are not required.
16. The project is in compliance with Town and NYSDEC General Permit requirements regarding water quality and quantity mitigation.
17. The application proposed to remove all of the existing trees along the property lines of the golf course.
18. An aerial photo of the proposed parcels depicting the existing tree line and golf course locations was provided to the Planning Board to assist in their review.
19. An Agricultural Data Statement is required and was provided for this application.
20. This application was referred to the following agencies for review and comment:
 - John Berry, Ontario County DPW
 - Dave Degear, Canandaigua-Farmington Water/ Sewer District Superintendent
 - Jim Fletcher, Town of Canandaigua Highway Superintendent
 - Mark Marentette, Chief of the Canandaigua City Fire Department
 - MRB Group, Town Engineer
21. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received. They designated the application as a Site Plan Class 1 with “No County Intermunicipal Impacts”.
22. The Planning Board reviewed these comments and considered them as part of their review of the application.
23. 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.
24. The Planning Board has determined that payment of a fee per unit in lieu of set aside of parkland **will** be required for the following reasons:
 - a. The project will add 109 dwelling units, which will significantly add to the Town's population.
 - b. The additional population will significantly increase demand on the Town's park and recreation facilities.
 - c. There is no adequate or appropriate portion of the project site that can be set aside for dedication to the Town for purposes of park and recreation facilities.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MORGAN MANAGEMENT LLC – CENTERPOINTE TOWNHOUSES
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AMENDED SINGLE-STAGE SITE PLAN APPROVAL

- d. Therefore, pursuant to Town Code Chapter 111, and NYS Town Law, the Planning Board hereby determines that a proper case exists for the payment of a fee per unit in lieu of a set-aside of parkland as set by the Town Board.
25. The locations of the Bus pick-up/ drop-off shelters as requested by the Canandaigua City School District Transportation Department (Scott Goble) were required to be provided on the plans.
26. The bus shelters are to be illuminated.
27. Patio privacy fencing (if provided) to be shown on the plans.
28. The permanent deed restriction that prohibits onsite storage of boats, trailers, and recreational vehicles and limits onsite storage of personal vehicles to two licensed, registered, and inspected vehicles per townhouse shall be filed with the Office of the Ontario County Clerk and a copy of this filing provided to the Town's Development Office.
29. The Planning Board finds that having each building the same color will be monotonous and have a negative visual impact on Brickyard Road, Thomas Road, and the adjacent properties. The Planning Board hereby finds that alternating the color of each building between 3 or more distinct colors will minimize said negative visual impact.

Amended Plans - 2015

30. Town of Canandaigua Planning Board received an application for amended single-stage site plan approval for the revised grading and landscaping plan associated with the Centerpointe Townhouse Development.
31. The submittal includes revised Grading Plans sheets 13 and 14 and revised Lighting & Landscaping Plans sheets 15 – 20 dated July 2013, last revised October 2, 2015 were received.
32. The revised landscaping plans depict a total of 281 canopy trees and shrubs.
33. The previous requirement for landscaping per the landscaping calculations was:
- Landscaping Calculations:
- Lot Size: 29.585 acres (1,288,717.9 sq ft)
 - 30% (required green space) = 8.875 acres (386,615.37 sq ft)
 - 1,250 sq ft = **309 canopy shade trees are required**
 - 250 sq ft = **1,546 deciduous shrub / evergreens are required**
34. The approved landscaping plans depict a total of 359 canopy trees and shrubs.
35. The amended plans are to be signed and dated by the Planning Board Chairman.
- 36.