

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

PLANNING BOARD

Tuesday, December 8, 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:

NEW PUBLIC HEARINGS:

CPN-099-15 Venezia Associates, representing Vanessa Waters, owner of property at 5380 Johnson Road, TM#126.00-1-54.100, is requesting a single stage subdivision approval for a two-lot subdivision in the AR-2 zoning district. *(for referral comment only)*

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-093-15 New Energy Works, representing Daniel Hoffend, owner of property at 4853 County Road 16, TM#140.18-1-6.000, is requesting one stage site plan approval to tear down and reconstruct a dwelling in the RLD zoning district.

CPN-096-15 Fisher Associates, representing Daniel & Konstanze Wegman, owner of property at 4895 County Road 16, TM#140.18-1-10.100, are requesting one stage site plan approval to construct an inground swimming pool and garage addition in the RLD zoning district. *(for referral comment only)*

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

CPN-103-15 Venezia Associates, representing Valerie Knoblauch, owner of property at 5000 Butler Road, TM#97.20-1-13.100, is requesting one stage site plan approval to construct a new dwelling in the R-1-20 zoning district.

BOARD BUSINESS

- ❑ Approval of November 24, 2015 meeting minutes
 - ❑ Referrals to Town Board: *None at this time*
 - ❑ Recommendations to Zoning Board of Appeals:
 - BME Associates for Wegman Family (Canandaigua) LLC XV, CPN-100-15, area variance to allow 8' privacy fences in Section 3 & 4 of Villas at Canandaigua
 - Venezia for Waters, CPN-110-15, area variance for two-lot subdivision
 - Fisher for Wegman, CPN-095-15, Fisher for Wegman, area variances for in-ground pool
 - ❑ Recommendations to the Code Enforcement Officer: *None at this time*
 - ❑ Resubdivision / Annexations: *None at this time*
 - ❑ Letter of Credit/Bond Releases:
 - Old Brookside Section 6, LOC Release #1
 - Villas @ Canandaigua, LOC Release #3
 - ❑ Comprehensive Plan – General Discussion
 - ❑ Other Business as Required:
 - Code Updates
 - Padelford Brook Greenway Plan
 - Genecco – Stella's Revised Landscaping Plan
 - Vision Nissan Revised Landscaping Plan
-

STAFF REPORTS

UPCOMING APPLICATIONS

JANUARY 12, 2016 MEETING:

- CPN-087-15 Brawdy Construction, representing Joseph Fitzpatrick Trust, owner of property at 4629 County Road 16, TM#140.11-1-9.000, is requesting one stage site plan approval to place rip rap shoreline in the RLD zoning district. (pending professional site plan)
- 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. (pending professional site plan)

FEBRUARY 9, 2016 MEETING:

- 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.

ADJOURNMENT

**TOWN OF CANANDAIGUA PLANNING BOARD
ACTION RESOLUTION – SURETY RELEASE**

APPLICANT(S): TODD GOODWIN, OLD BROOKSIDE, LP
PROJECT NAME – OLD BROOKSIDE SUBDIVISION, SECTION 6
RELEASE – LETTER OF CREDIT RELEASE #1
CPN No. 047-14

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Letter of Credit Release Form dated November 9, 2015 and a cover letter from the Town Engineer (MRB Group) dated December 4, 2015 describing the items involved with the subject release of the Letter of Credit for this project; and

WHEREAS, the Planning Board has considered the requested release and the amount of funds associated therewith; and

WHEREAS, the Planning Board is satisfied with the details described in the requested release documents referenced above herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested release of **\$191,625.85** and for the items specified on said documents.

BE IT FURTHER RESOLVED that the Planning Board Chairperson is hereby directed to sign and date the Letter of Credit Release Form and transmits said documents along with a copy of this resolution to the Town Supervisor for processing the release of the amount specified in said documents.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, December 8, 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 December 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD
ACTION RESOLUTION – SURETY RELEASE**

APPLICANT(S): WEGMAN COMPANIES INC.
PROJECT NAME – VILLAS @ CANANDAIGUA, SECTION 3
RELEASE – LETTER OF CREDIT RELEASE NO. 3
CPN No. 022-13

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Letter of Credit Release Form dated November 9, 2015 and a cover letter from the Town Engineer (MRB Group) dated November 9, 2015 describing the items involved with the subject release of the Letter of Credit for this project; and

WHEREAS, the Planning Board has considered the requested release and the amount of funds associated therewith; and

WHEREAS, the Planning Board is satisfied with the details described in the requested release documents referenced above herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested release of \$45,662.81 and for the items specified on said documents.

BE IT FURTHER RESOLVED that the Planning Board Chairperson is hereby directed to sign and date the Letter of Credit Release Form and transmits said documents along with a copy of this resolution to the Town Supervisor for processing the release of the amount specified in said documents.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, December 8, 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 December 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
FISHER ASSOCIATES FOR DANIEL AND KONSTANZE WEGMAN
4895 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 095-15 AND 096-15 TM# 140.18-1-10.100
SINGLE STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering Single Stage Site Plan approval for the relocation of the existing on-site wastewater system leech field and for the construction of an addition to an existing attached garage, terrace and swimming pool measuring 75' in length by 17' in width located at 4895 County Road 16 within the RLD Zoning District and detailed on site plans revised last October 22, 2015 and all other relevant information submitted as of December 8, 2015 (the current application); and

WHEREAS, the Zoning Board of Appeals continued this application to their December 15, 2015 meeting; and

WHEREAS, the Planning Board cannot act on this application until the Zoning Board of Appeals completes their review; and

WHEREAS, the Planning Board cannot make the findings required by §220-71(B) that the proposal clearly and accurately describes the proposed 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 it to their Tuesday, January 12, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, December 8, 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 December 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
NEW ENERGY WORKS FOR DANIEL J. AND LAURIE D. HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 092-15 AND 093-15 TM# 140.18-1-6.000
SINGLE STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering Single Stage Site Plan approval for the demolition of an existing single-family dwelling and the construction of a new 2,931 sq.ft. single family dwelling, 755 sq.ft. detached garage, and associated site improvements located at 4853 County Road 16 within the RLD Zoning District and detailed on the site plans dated October 15, 2015 and all other relevant information submitted as of December 8, 2015 (the current application); and

WHEREAS, the Planning Board requested that a landscaping plan in compliance with the Town Shoreline Development Guidelines be provided; and

WHEREAS, a landscaping plan has not yet been provided by the applicant; and

WHEREAS, the Planning Board cannot act on this application until the requested information has been provided; and

WHEREAS, the Planning Board cannot make the findings required by §220-71(B) that the proposal clearly and accurately describes the proposed 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 it to their Tuesday, January 12, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, December 8, 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 December 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
NEW ENERGY WORKS FOR DANIEL J. AND LAURIE D. HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 092-15 AND 093-15 TM# 140.18-1-6.000
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 Single Stage Site Plan approval for the demolition of an existing single-family dwelling and the construction of a new 2,931 sq.ft. single family dwelling, 755 sq.ft. detached garage, and associated site improvements located at 4853 County Road 16 within the RLD Zoning District and detailed on the site plans dated October 15, 2015 and all other relevant information submitted as of December 8, 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, December 8, 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 December 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
NEW ENERGY WORKS FOR DANIEL J. AND LAURIE D. HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 092-15 AND 093-15 TM# 140.18-1-6.000
SINGLE STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering Single Stage Site Plan approval for the demolition of an existing single-family dwelling and the construction of a new 2,931 sq.ft. single family dwelling, 755 sq.ft. detached garage, and associated site improvements located at 4853 County Road 16 within the RLD Zoning District and detailed on the site plans dated October 15, 2015 and all other relevant information submitted as of December 8, 2015 (the current application); and

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

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

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

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

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

1. 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. An approval from Canandaigua Watershed and NYSDOH regarding their review of the of the existing septic system and leach field and the proposed improvements is to be provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman signature being affixed to the site plans.
4. 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 proposed site plans are in compliance with the Town's Shoreline Development Guideline requirements.
5. The applicant shall provide an elevation of all (4) sides of the building detailing the finished grade and peak height of the roof, for use in determination of compliance with maximum dwelling height of 25 ft.

6.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
NEW ENERGY WORKS FOR DANIEL J. AND LAURIE D. HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 092-15 AND 093-15 TM# 140.18-1-6.000
SINGLE STAGE SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, December 8, 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 December 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
NEW ENERGY WORKS FOR DANIEL J. AND LAURIE D. HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 092-15 AND 093-15 TM# 140.18-1-6.000
SINGLE STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Single Stage Site Plan approval for the demolition of an existing single-family dwelling and the construction of a new 2,931 sq.ft. single family dwelling, 755 sq.ft. detached garage, and associated site improvements located at 4853 County Road 16 within the RLD Zoning District.
2. The above referenced information is based on the Site Plans titled Final Site Plan Daniel J. Jr. and Laurie D. Hoffend dated October 15, 2015 prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of November 24, 2015.
3. 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.
4. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. This application was referred to the following agencies and Staff for review and comment:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed program Manager
 - John Berry, Canandaigua Lake County Sewer District
 - William Wright, Ontario County DPW
 - Town Environmental Conservation Board
 - James Fletcher, Highway & Water Superintendent
 - Ontario County Planning Board
 - Michael Miller, Chief, Cheshire Fire Dept.
6. A zoning determination was completed dated October 28, 2015 with the following determination:
 - A single family dwelling is a permitted principal use in the RLD zoning district.
 - The applicant shall provide an elevation of all (4) sides of the building detailing the finished grade and peak height of the roof, for use in determination of compliance with maximum dwelling height of 25 ft.
7. No area variances were required for this application.
8. Comments were not provided from the Canandaigua Lake Watershed Program Manager.
9. A comment letter from Canandaigua Lake Watershed Commission dated August 14, 2015 regarding the septic system and leach field inspection was provided to the Town.
10. The Planning Board discussed the need for an approval from the Canandaigua Lake Watershed Inspector and NYSDOH regarding the existing septic system and leach field area and the proposed improvements.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
NEW ENERGY WORKS FOR DANIEL J. AND LAURIE D. HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 092-15 AND 093-15 TM# 140.18-1-6.000
SINGLE STAGE SITE PLAN APPROVAL

11. The Environmental Conservation Board provided comments dated November 5, 2015:

- Encourages the installation of a rain garden to process stormwater.
- Encourages the Planning Board to carefully review stormwater discharge to avoid the drainage channel to the north of the property.
- Encourages the Planning Board to carefully review the construction phasing to prevent runoff into the lake.
- Encourages the Planning Board to ascertain whether the applicants proposed stabilization measures are adequate to insure that disturbed areas are protected until permanent stabilization plantings are established.
- Encourages the Planning Board to carefully review the Site Plan notes regarding “extra care” to protect sediment from leaving the site, and site preparations between September 1 and March 31, so that the area of disturbance and erosion controls are specifically defined.

12. The Chief of the Cheshire Fire Dept. issued no comments in an email dated November 2, 2015.

13. Ontario County Planning Board made no formal recommendation to deny or approve this application as it involves one single family residential site, including home occupations.

14. Comments were received from the Town Engineer in a letter dated December 1, 2015.

15. The Planning Board has reviewed and considered all comments offered.

16. The project is located within the RLD and on Canandaigua Lake, therefore the Planning Board discussed the character of the proposed shoreline in relation to the Town’s Shoreline Development Guideline requirements.

17. The Planning Board determined that the proposed project meets the Town’s Shoreline Development Guideline requirements.

18. The Planning Board discussed the need for a soil stabilization and erosion control surety to be provided prior to construction beginning.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR VALERIE G. KNOBLAUCH
5000 BUTLER ROAD – R-1-20 RESIDENTIAL ZONING DISTRICT
CPN 103-15 TM# 97.20-1-13.100
SINGLE STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering Single Stage Site Plan approval for the construction of a new single family dwelling and associated site improvements located at 5000 Butler Road within the R-1-20 Residential Zoning District and detailed on the site plans dated November 19, 2015 and all other relevant information submitted as of December 8, 2015 (the current application); and

WHEREAS, this application is required to go before the Town of Canandaigua ZBA for an area variance from the 100' setback requirement for a structure from a stream; and

WHEREAS, this application is scheduled for the December 15, 2015 ZBA meeting; and

WHEREAS, the Planning Board cannot act on this application until the requested area variance has been approved by the ZBA or revised site plans eliminating the need for an area variance are provided; and

WHEREAS, the Planning Board cannot make the findings required by §220-71(B) that the proposal clearly and accurately describes the proposed 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 it to their Tuesday, **January 12, 2015** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, December 8, 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 December 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR VALERIE G. KNOBLAUCH
5000 BUTLER ROAD – R-1-20 RESIDENTIAL ZONING DISTRICT
CPN 103-15 TM# 97.20-1-13.100
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 Single Stage Site Plan approval for the construction of a new single family dwelling and associated site improvements located at 5000 Butler Road within the R-1-20 Residential Zoning District and detailed on the site plans dated November 19, 2015 and all other relevant information submitted as of December 8, 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.

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Richard Gentry -
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Ryan Staychock -
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L. S.
John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR VALERIE G. KNOBLAUCH
5000 BUTLER ROAD – R-1-20 RESIDENTIAL ZONING DISTRICT
CPN 103-15 TM# 97.20-1-13.100
SINGLE STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering Single Stage Site Plan approval for the construction of a new single family dwelling and associated site improvements located at 5000 Butler Road within the R-1-20 Residential Zoning District and detailed on the site plans dated November 19, 2015 and all other relevant information submitted as of December 8, 2015 (the current application); and

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

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

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

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

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

1. 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 from the Town Highway & Water Superintendent regarding his review of this application are to be addressed and his signature affixed to the site plans prior to signing by the Planning Board Chairman.
4. The comments within the Town Engineer's letter dated December 4, 2015 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
5. An approval from the Canandaigua Lake County Sewer District (CLCSD) regarding their review of the sanitary sewer improvements is to be provided to the Development Office prior to the issuance of the Certificate of Occupancy.
6. An approval from NYSDEC and Army Corps of Engineers (ACOE) regarding their review of the proposed steam crossing is to be provided to the Town Development Office prior to the issuance of Building Permits.
7. All approved variances granted by the ZBA are to be detailed on the site plans.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR VALERIE G. KNOBLAUCH
5000 BUTLER ROAD – R-1-20 RESIDENTIAL ZONING DISTRICT
CPN 103-15 TM# 97.20-1-13.100
SINGLE STAGE SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, December 8, 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 December 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR VALERIE G. KNOBLAUCH
5000 BUTLER ROAD – R-1-20 RESIDENTIAL ZONING DISTRICT
CPN 103-15 TM# 97.20-1-13.100
SINGLE STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Single Stage Site Plan approval for the construction of a new single family dwelling and associated site improvements located at 5000 Butler Road within the R-1-20 Residential Zoning District.
2. The above referenced information is based on the Site Plans titled “Knoblauch Residence” dated November 19, 2015 prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of December 8, 2015.
3. 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.
4. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. This application was referred to the following agencies and Staff for review and comment:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed program Manager
 - John Berry, Canandaigua Lake County Sewer District
 - Town Environmental Conservation Board
 - James Fletcher, Highway & Water Superintendent
 - MRB Group, Town Engineer
 - Ontario County Planning Board
 - Michael Miller, Chief, Cheshire Fire Dept.
 - Harold Keppner, Army Corps of Engineers
 - Benjamin Groth, Regional Director, NYSDEC
 - Carleen Pierce, Canandaigua City School District
 - Nancy Kellogg, Ontario County 9-1-1 Center
6. A setback variance is required from the Zoning Board of Appeals for a structure within the 100’ setback requirement from a stream.
7. The ZBA granted the variance at the _____ ZBA meeting.
8. Approvals from the NYSDEC and ACOE are required for the stream crossing.
9. Comments were not provided from the Canandaigua Lake Watershed Program Manager.
10. The Environmental Conservation Board provided comments.
11. Comments were received from the Town Engineer in a letter dated December 4, 2015.
12. The Planning Board has reviewed and considered all comments offered.
13. The Planning Board discussed the need for a soil stabilization and erosion control surety to be provided prior to construction beginning.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR VANESSA WATERS (2-LOT SUBDIVISION)
5380 JOHNSON ROAD – AR-2 ZONING DISTRICT
CPN 099-15 – TM#126.00-54.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF NON-SIGNIFICANCE

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single Stage Subdivision Plan Approval for a two (2) lot subdivision creating Lot #1 at 12.998 acres with an existing single-family dwelling and Lot #2 at 10.000 acres off an existing 22.998 acre parcel in the AR-2 zoning district, with no new development proposed as shown on the Final Subdivision Plan titled “Subdivision Plat for Vanessa S. Waters” prepared by Venezia Land Surveyors and Civil Engineers last revised November 20, 2015 and all other relevant information submitted as of December 8, 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 Vanessa Waters 2-Lot Subdivision application (hereinafter referred to as Action); and

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

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

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

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

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

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

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR VANESSA WATERS (2-LOT SUBDIVISION)
5380 JOHNSON ROAD – AR-2 ZONING DISTRICT
CPN 099-15 – TM#126.00-54.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF NON-SIGNIFICANCE

- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) the site is not located within an identified archaeological sensitive area;
- (vi) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (ix) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

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

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

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, December 8, 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
VENEZIA ASSOCIATES FOR VANESSA WATERS (2-LOT SUBDIVISION)
5380 JOHNSON ROAD – AR-2 ZONING DISTRICT
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SEQR – DETERMINATION OF NON-SIGNIFICANCE

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 December 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE

RECEIVED

NOV - 9 2015

FOR REVIEW

617.20
Appendix B
Short Environmental Assessment Form

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: Subdivision for Vanessa Waters			
Project Location (describe, and attach a location map): 5380 Johnson Rd. Canandaigua			
Brief Description of Proposed Action: Divide 22.998 Acres into 2 Lots Lot 1 = 12.998 Ac. Lot 2 = 10.000 Ac			
Name of Applicant or Sponsor: Venezia + assoc's Anthony Venezia LS		Telephone: 585-396-3267 E-Mail: rocco@veneziasurvey.com	
Address: 5120 Laura Lane			
City/PO: Canandaigua		State: NY	Zip Code: 14424
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 checked="" type="checkbox"/> YES <input 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: Town of Canandaigua Pl. B.			NO <input type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		22.998 acres	
b. Total acreage to be physically disturbed?		6 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		22.998 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES			

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Venezia + assocs</u> Date: <u>11/9/15</u></p> <p>Signature: <u>[Signature]</u></p>		

Project: Vanessa Waters - 2-Lot Subdivision

Date: December 8, 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: 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: Water SubdivisionDate: December 8, 2015

Short Environmental Assessment Form

Part 3 Determination of Significance

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

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

- ☐ 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

December 8, 2015

Name of Lead Agency

Date

Thomas Schwartz

Planning Board Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer) -MRB Group

PRINT FORM

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR VANESSA WATERS (2-LOT SUBDIVISION)
5380 JOHNSON ROAD – AR-2 ZONING DISTRICT
CPN 099-15 – TM#126.00-54.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single Stage Subdivision Plan Approval for a two (2) lot subdivision creating Lot #1 at 12.998 acres with an existing single-family dwelling and Lot #2 at 10.000 acres off an existing 22.998 acre parcel in the AR-2 zoning district, with no new development proposed as shown on the Final Subdivision Plan titled “Subdivision Plat for Vanessa S. Waters” prepared by Venezia Land Surveyors and Civil Engineers last revised November 20, 2015 and all other relevant information submitted as of December 8, 2015 (the current application); and

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

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

WHEREAS, on December 8, 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. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. A note is to be added to the subdivision plan stating that no new development is proposed and that lot 2 is not an approved “build-able” lot requiring Site Plan approval from the Town of Canandaigua Planning Board prior to development occurring.
3. A note shall be added to the subdivision plans that a perc test has not been conducted for the proposed new lot 2 and that the proposed new lot 2 shall not be considered a “buildable” lot until a satisfactory per test has been completed and forwarded to the Town Development Office.
4. 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 new lot 2.

5.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR VANESSA WATERS (2-LOT SUBDIVISION)
5380 JOHNSON ROAD – AR-2 ZONING DISTRICT
CPN 099-15 – TM#126.00-54.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, December 8, 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 December 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR VANESSA WATERS (2-LOT SUBDIVISION)
5380 JOHNSON ROAD – AR-2 ZONING DISTRICT
CPN 099-15 – TM#126.00-54.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering Single Stage Subdivision Plan approval for a 2-lot subdivision in the AR-2 zoning district.
2. Applicant is proposing to subdivide a 22.998 acre parent parcel creating 2 Lots, including Lot 1 at 12.998 acres and Lot 2 at 10.000 acres.
3. Proposed Lot 1 contains an existing single family dwelling.
4. Lot 2 is vacant.
5. No new development proposed at this time for Lot 1 and Lot 2.
6. Public water is available.
7. There is no public sewer.
8. This is an Unlisted Action under SEQR and does not require coordination. A Short Environmental Assessment Form (EAF) Part 1 was completed by the Applicant.
9. The EAF Part 2 and Part 3 were completed by the Planning Board.
10. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
11. Conservation Subdivision regulations shall apply to all subdivisions of property in all zoning districts unless:
 - The proposed subdivision results in a total of four or fewer lots created from one parent parcel; and
 - The road frontage of the parent parcel will not be reduced by more than 50%; and
 - No new public street or private roads will be created; and
 - No more than 10% of the parent parcel contains priority natural resources as identified in the Town's Natural resources Inventory.
12. The Planning board determined that this application does not meet the conservation subdivision requirements.
13. This application was referred to the following agencies for review and comment:
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Town Environmental Conservation Board
 - Ontario County Agricultural Review Board
14. A referral to the Ontario County Planning Board (OCPB) is not required.
15. The application was forwarded to the Town of Canandaigua Environmental Conservation Board (ECB).
16. No comments were received from the Canandaigua Lake Watershed Council.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR VANESSA WATERS (2-LOT SUBDIVISION)
5380 JOHNSON ROAD – AR-2 ZONING DISTRICT
CPN 099-15 – TM#126.00-54.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

17. The Planning Board has considered all comments as part of their review of the application.
18. The Subdivision Plan depicts lot 1 and lot 2 with an accessible driveway location that meets the American Association of State Highway and Transportation Officials (AASHTO) requirements for sight distance.
19. New Lot 2 is not considered an approved “buildable” lot requiring Site Plan approval prior to any development occurring on these lots.
20. 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.