

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

PLANNING BOARD

Tuesday, February 9, 2016, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY: Thomas Schwartz

BOARD MEMBERS: Karen Blazey, Richard Gentry, Charles Oyler, Ryan Staychock

SECRETARY: John Robortella

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

Pledge of Allegiance

Introduction of Board Members and Staff

Overview of Emergency Evacuation Procedure

Attest to the Publishing of Legal Notices

Privilege of the Floor

SKETCH PLANS:

None at this time

CONTINUED PUBLIC HEARINGS / ONE STAGE SITE PLANS:

- CPN-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 in-ground swimming pool and garage addition in the RLD zoning district.
- CPN-109-15 Melissa Buchanan, representing Mark Case, owner of property at 2485 State Route 332, TM#70.11-1-24.000, is requesting a special use permit for a building sign in the CC zoning district.

NEW PUBLIC HEARINGS / 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.

CLOSED PUBLIC HEARINGS:

None at this time

FINAL SUBDIVISIONS:

None at this time

CONTINUED PRELIMINARY (PHASED) SITE PLANS:

None at this time

NEW PRELIMINARY (PHASED) SITE PLANS:

None at this time

INCOMPLETE APPLICATION / ADDITIONAL INFORMATION REQUIRED:

None at this time

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

BOARD BUSINESS

- ☐ Approval of January 26, 2016 meeting minutes
- ☐ Referrals to Town Board: *None at this time*
- ☐ Recommendations to Zoning Board of Appeals: *None at this time*
- ☐ Recommendations to the Code Enforcement Officer: *None at this time*
- ☐ Resubdivision / Annexations: *None at this time*
- ☐ Letter of Credit/Bond Releases: *Happiness House*
- ☐ Comprehensive Plan – General Discussion
- ☐ Other Business as Required:
- ☐ Update on Available Training Sessions (Per Planning Board Rules of Procedure §6(A),
As adopted on January 12, 2016)

STAFF REPORTS

UPCOMING APPLICATIONS

FEBRUARY 23, 2016 MEETING:

- CPN-108-15 Meagher Engineering, representing Sandy Kolupski, owner of property at 3478 Sandy Beach Drive, TM#98.15-1-60.000, is requesting one stage site plan approval for a tear-down/rebuild of a single-family dwelling in the RLD zoning district.
- CPN-115-15 Marathon Engineering, representing Ted & Patricia Brewer, owner of property at 4727 County Road 16, TM#140.11-1-30.000, is requesting one stage site plan approval for a tear-down/rebuild of a single-family dwelling in the RLD zoning district.
- CPN-118-15 Venezia Associates, representing German Brothers Industrial Park, LLC, owners of property at 0000 North Street, TM#70.00-1-69.110, is requesting one stage site plan approval for the construction of a boat storage facility in the IND zoning district.
- CPN-001-16 Rochester Road LLC, owner of property at 2390 State Route 332, TM#70.00-1-8.211, is requesting a Special Use Permit for a building sign in the CC Zoning District.
- CPN-005-16 Dominick Caroselli (DVC, Inc.) representing Scotland Chosen Spot LLC., owner of property at 4711 North Menteth Drive, TM# 140.11-1-20.000, is requesting a One-Stage Site Plan Approval for Construction of additional patio area (667 sq. ft.) connecting to the existing patio plus construction of a new outdoor fireplace adjoining the patio

ADJOURNMENT

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
ONE 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 One Stage Site Plan approval for the relocation of the existing on-site wastewater system leach field and for the construction of an addition to an existing attached garage, terrace and swimming pool measuring 50' in length by 17' in width including a 75' lap lane located at 4895 County Road 16 within the RLD Zoning District and detailed on site plans dated October 16, 2015, last revised January 29, 2016 and all other relevant information submitted as of February 9, 2016 (the current application); and

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

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

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

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, February 9, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 9, 2016 meeting.

L. S.
John Robortella, Secretary of the Board

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
ONE STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a One Stage Site Plan approval for the relocation of the existing on-site wastewater system leach field and for the construction of an addition to an existing attached garage, terrace and swimming pool measuring 50' in length by 17' in width including a 75' lap lane located at 4895 County Road 16 within the RLD Zoning District and detailed on site plans dated October 16, 2015, last revised January 29, 2016 and all other relevant information submitted as of February 9, 2016 (the current application); and

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

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

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

WHEREAS, this application was forwarded to Ontario County Planning Board and a recommendation of denial was provided; 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. The comments within the Town Engineer's letter dated February 4, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
4. The Lot Line Adjustment Plan creating the new lot for the proposed septic system leach field area on the north side of County Road 16 is to be reviewed and approved by the Town of Canandaigua Development Office and signed by the Planning Board Chairman prior to signatures being affixed to the Final Site Plans.
5. An approval from Canandaigua Watershed and NYSDOH regarding their review of the of the proposed septic system and leach field improvements is to be provided to the Town of

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
ONE STAGE SITE PLAN APPROVAL

Canandaigua Development Office prior to the Planning Board Chairman signature being affixed to the site plans.

6.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, February 9, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 9, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
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
ONE STAGE SITE PLAN APPROVAL

1. The Town of Canandaigua Planning Board received an application for One Stage Site Plan Approval for the relocation of the existing on-site wastewater system leach field and for the construction of an addition to an existing attached garage, construction of terrace and a swimming pool measuring 50' in length by 17' in width including a 75' lap lane.
2. The project is located at 4895 County Road 16 within the RLD Zoning District and detailed on site plans dated October 16, 2015, last revised January 29, 2016 and all other relevant information submitted as of February 9, 2016.
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. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
4. 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.
5. This application was referred to the following agencies for review and comment:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - John Berry, Canandaigua Lake County Sewer District
 - William Wright, Ontario County DPW
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway Superintendent
 - Town Engineer, MRB Group
 - Ontario County Planning Board
 - Michael Miller, Chief Cheshire Fire Department
 - Sheryl Robbins, P.E., NYS Department of Health
6. A referral to the Ontario County Planning Board (OCPB) was completed and reviewed at the December meeting.
7. Ontario County Planning issued comments and findings for referrals #175-2015 and #175.1-2015 and classified as Class 2 and returned with a recommendation of **disapproval**.
8. Comments were received from the Environmental Conservation Board and forwarded to the Planning Board for consideration.
9. Comments dated February 4, 2016 were received from the Town Engineer.
10. Comments were received from the Canandaigua Lake Watershed Council in an email dated November 17, 2015.
11. The Fire Department issued an email dated November 2, 2015 stating that they had no issues with the proposed project.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
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
ONE STAGE SITE PLAN APPROVAL

12. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
13. An area variance is required for a setback from a stream to a structure where 100' is required, 41.60' is proposed (garage).
14. The ZBA granted approval of the area variance at their December 15, 2015 meeting.
15. This application proposes a Lot Line Adjustment transferring 0.81 acres from an existing 48.2 acre parcel identified as TMP #140.00-1-16.100 to an existing 4.9 acre parcel creating a new 5.71 acre lot for the proposed septic system leach field area on the north side of County Road 16.
16. An approval from Canandaigua Watershed and NYSDOH regarding their review of the of the proposed septic system and leach field improvements is required.
17. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MELISSA BUCHANAN FOR MARK CASE
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SITE PLAN APPROVAL – CONTINUATION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for commercial speech sign (building mounted sign) in the CC zoning district located at 2465-2485 NYS Route 332; and

WHEREAS, the applicant was requested to provide dimensions of the proposed sign on the application and the sign plan; and

WHEREAS, the requested information has not yet been provided by the applicant; and

WHEREAS, the Planning Board deemed the Special Use Permit application to be incomplete; and

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

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, February 9, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 9, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MELISSA BUCHANAN FOR MARK CASE
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
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 for commercial speech sign (building mounted sign) in the CC zoning district located at 2465-2485 NYS Route 332; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referral #11-2016; 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, February 9, 2016. 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 February 9, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MELISSA BUCHANAN FOR MARK CASE
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for commercial speech sign (building mounted sign) in the CC zoning district located at 2465-2485 NYS Route 332; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referral #11-2016, which classified the application as a Class 1; 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, the Planning Board does hereby determine the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35, §220- 83, and §220-62.1 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 of the premises and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code § 220-35 and § 220-61.
2. In compliance with Town Code §220-35 and §220-61 the Town Zoning 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. This specially permitted use if not begun, by way of start of operations or physical development of the site, within one year of the Planning Board vote to approve the special use permit, shall expire unless renewed by the Planning Board.
4. 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.
5. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
6. 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.
7. A separate approval by the Planning Board is required for proposed building and ground signage.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MELISSA BUCHANAN FOR MARK CASE
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

8. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
- 9.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, February 9, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 9, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MELISSA BUCHANAN FOR MARK CASE
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
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 for commercial speech sign (building mounted sign) in the CC zoning district located at 2465-2485 NYS Route 332; 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, the Planning Board did review the comments provided by Ontario County Planning Board regarding referral #11-2016, which classified the application as a Class 1; 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 Chapter 220-35, §220- 83, and §220-62.1 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. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.
2. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
3. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
4. 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.
5. A separate approval by the Planning Board is required for proposed building and ground signage.
- 6.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MELISSA BUCHANAN FOR MARK CASE
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, February 9, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 9, 2016 meeting.

John Robortella, Secretary of the Board

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TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MELISSA BUCHANAN FOR MARK CASE
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SITE PLAN APPROVAL

1. On February 9, 2016 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 a commercial speech sign (building mounted only) located at 2465-2485 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 Chapter §220-35 and §220-62.1 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. A referral to the Ontario County Planning Board (OCPB) was required.
9. The Planning Board did review the Ontario County Planning Board's comments regarding referral #11-2106 with a recommendation of approval.
10. 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.
11. The Planning Board granted the waiver from a professional prepared site plan.
12. A separate approval by the Town of Canandaigua Planning Board will be required for any additional signage.
13. The building sign will only be illuminated during hours of operation and will be on a timer.
14. 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.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MELISSA BUCHANAN FOR MARK CASE
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

- 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.

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 - SEQR RESOLUTION TYPE II ACTION

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 November 20, 2015 and all other relevant information submitted as of February 9, 2016 (the current application); and

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

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

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

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, February 9, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 9, 2016 meeting.

John Robortella, Secretary of the Board

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

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 November 20, 2015 and all other relevant information submitted as of February 9, 2016 (the current application); and

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

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

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

WHEREAS, this application was forwarded to Ontario County Planning Board and a recommendation of denial was provided; 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. The comments within the Town Engineer's letter dated February 4, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
4. All variances granted by the Town of Canandaigua Zoning Board of Appeals, are to be added to the site plan.
- 5.
- 6.

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

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

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John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
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

1. The Town of Canandaigua Planning Board received an application for 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, and including a 480 +/- square foot addition to the existing detached garage.
2. The project is located at 3490 Sandy Beach Drive within the RLD Zoning District, detailed on site plans last revised November 20, 2015 and all other relevant information submitted as of February 9, 2016.
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. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
4. 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.
5. This application was referred to the following agencies for review and comment:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - John Berry, Canandaigua Lake County Sewer District
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway Superintendent
 - Town Engineer, MRB Group
 - Ontario County Planning Board
 - Mark Marentette, Chief City Fire Department
 - Carleen Pierce, Canandaigua City School District
6. A Zoning Law Determination was prepared dated December 18, 2015 and identified the following issues:
 - The property owner wishes to add an addition to an existing non-conforming dwelling upon an existing non-conforming parcel.
 - The property owner wishes to add an addition to an existing dwelling within a designated Special Flood Plain Hazard Area.
 - The proposed 96sq.ft. dwelling addition is 8.0' from the right side property line (when viewing from Sandy Beach), when 10' is required.
 - The proposed lot coverage is 37%, when 30% is required
7. The Determination included the following:
 - A single-family dwelling is a permitted principal use within the RLD zoning district.
 - The owner has applied for a Floodplain Development Permit and will provide an elevation certification when the project is completed.

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ONE STAGE SITE PLAN APPROVAL

- The owner has applied for a Soil and Sedimentation Control permit due to the fact the aggregate material disturbed exceeds thresholds within the RLD zoning district.
 - This application is required to be reviewed by the Ontario County Planning Board due to the proximity to Canandaigua Lake.
 - A referral to the ZBA is required as a 2.0' right side setback area variance for the principal structure and a 7% lot coverage area variance is required.
 - Site plan approval by the Planning Board is required due to the total amount of site disturbance within the RLD.
8. A referral to the Ontario County Planning Board (OCPB) was completed at the January 13, 2016 meeting.
 9. Ontario County Planning issued comments and findings for referrals #16-2016 & 16.1-2016 and returned with a recommendation of **disapproval**.
 10. The ZBA granted approval of the area variances at their January 19, 2016 meeting with conditions:
 - The variance(s) granted are specific to the plans submitted to the Zoning Board of Appeals. Any change in the plans shall invalidate the variance(s) and applicant shall request a new variance from the Zoning Board of Appeals.
 - The variance(s) is conditioned on building permits being issued within one (1) year of the date the variance(s) is granted. Failure to obtain building permits within one (1) year shall invalidate the variance(s).
 11. Comments were received from the Environmental Conservation Board and forwarded to the Planning Board for consideration.
 12. Comments dated February 4, 2016 were received from the Town Engineer.
 13. Canandaigua Lake County Sewer District issued an email dated October 13, 2015 with no comments.
 14. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
 15. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate.

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 February 9, 2016 (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 has requested revised subdivision plans be provided; 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 _____ Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, February 9, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 9, 2016 meeting.

L. S.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
TORCHIA STRUCTURAL ENGINEERING REPRESENTING
CHESHIRE COMMUNITY ACTION TEAM
SECOND-STORY ADDITION AND SITE IMPROVEMENTS
SPECIAL USE PERMIT FOR PUBLIC USE (§220-41)
4270 NYS ROUTE 21
CPN 036-15 TM# 125.12-1-40.000
1ST 90 DAY EXTENSION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has considered the above referenced request for the first 90-day extension of the Special Use Permit for a Public Use (§220-41) and the Single-Stage Site Plan approval for the construction of a two-story addition to the west side of the existing structure, secondary means of egress to the first floor along the north face of existing building located at 4270 NYS Route 21 in the Neighborhood Commercial District; and

WHEREAS, the applicant is still working to address the conditions of approval granted at the August 11, 2015 Planning Board meeting; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☒ **Approves with Previous Conditions (August 11, 2015)** ☐ **Approves with the following Conditions;** or ☐ **Denies the application** for the following reasons:

The Special Use Permit for a Public Use (§220-41) and Single Stage Site Plan approval is hereby approved for the first 90-day extension, as provided for in Section 276.7 (c) of New York State Town Law, which shall expire 90 days from the date of February 9, 2016. The new expiration date is **Monday, May 9, 2016**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, February 9, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 9, 2016 meeting.

L. S.
John Robortella, Secretary of the Board