

# *Town of Canandaigua*

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

## **PLANNING BOARD**

**Tuesday, February 24, 2015, 6:30 p.m.**

## **MEETING AGENDA**

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**MEETING CALLED BY:** Thomas Schwartz  
**BOARD MEMBERS:** Richard Gentry, Jane Hollen, Charles Oyler, Ryan Staychock  
**SECRETARY:** Kathy Gingerich  
**STAFF MEMBERS:** Lance Brabant, MRB Group  
Christian Nadler, Planning Board Attorney  
Douglas Finch, Director of Development

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**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**

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**SKETCH PLANS:** *None at this time*

**CONTINUED PUBLIC HEARINGS:** *None at this time*

**NEW PUBLIC HEARINGS:**

CPN-002-15 Finger Lakes Glass, representing Pelusio Canandaigua LLC, owner of property at 4406 Route 5 & 20, TM#84.00-1-26.120, is requesting a special use permit for an automobile repair shop in the CC zoning district.

**CLOSED PUBLIC HEARINGS:** *None at this time*

**FINAL SUBDIVISIONS:** *None at this time*

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

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

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

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

CPN-091-14 Design Works Architecture, representing Elizabeth & Robert Withers, owners of property at 3582 County Road 16, TM#98.17-1-21.000, is requesting one stage site plan approval for a residential addition in the RLD zoning district. *(continued to March 10 meeting)*

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

- CPN-003-15 Finger Lakes ACE Hardware, representing David Genecco, owner of property at 1802 NYS Route 332, TM#55.02-3-117.000, is requesting one stage site plan approval to place two building signs in the CC zoning district.
- CPN-006-15 David & April Dawson, owners of property at 3692 County Road 16, TM#113.05-1-18.000, is requesting one stage site plan approval for a residential addition in the RLD zoning district.
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#### **BOARD BUSINESS**

- ☐ Approval of February 10, 2015 meeting minutes
  - ☐ Referrals from Town Board: *None at this time*
  - ☐ Recommendations to Zoning Board of Appeals: *None at this time*
  - ☐ Recommendations to the Code Enforcement Officer: *None at this time*
  - ☐ Resubdivision / Annexations: *None at this time*
  - ☐ Letter of Credit/Bond Releases: *None at this time*
  - ☐ Comprehensive Plan – General Discussion
  - ☐ Other Business as Required:
- 

#### **STAFF REPORTS:**

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

#### **UPCOMING APPLICATIONS**

March 10, 2015 Meeting:

- Applications:
  - Continued applications
- OnCor training
- Conservation easements (follow-up to Meeting of the Boards discussion)

#### **ADJOURNMENT**



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
FINGER LAKES GLASS INC. FOR PELUSIO CANANDAIGUA LLC  
4406 ROUTE 5 & 20 SUITE 122  
CPN 002-15 TM# 84.00-1-26.120  
SPECIAL USE PERMIT APPROVAL – AUTO REPAIR SHOP  
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 an Auto Repair Shop to allow Finger Lakes Glass to perform in shop windshield repairs within the existing building located at 4406 Route 5& 20 in a CC Zoning District; and

**WHEREAS**, the Planning Board did review the comments provided by Ontario County Planning Board regarding referrals #23-2015 and #23.1-2015; 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 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 24, 2015 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
FINGER LAKES GLASS INC. FOR PELUSIO CANANDAIGUA LLC  
4406 ROUTE 5 & 20 SUITE 122  
CPN 002-15 TM# 84.00-1-26.120  
SPECIAL USE PERMIT APPROVAL – AUTO REPAIR SHOP

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for an Auto Repair Shop to allow Finger Lakes Glass to perform in shop windshield repairs within the existing building located at 4406 Route 5& 20 in a CC Zoning District; and

**WHEREAS**, the Planning Board did review the comments provided by Ontario County Planning Board regarding referrals #23-2015 and #23.1-2015; and

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

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

**WHEREAS**, on February 24, 2015, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

**WHEREAS**, the Planning Board does hereby determine the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35, of the Town Code; and

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

1. The special use permit shall remain in effect for the current and future owners and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code § 220-35.
2. In compliance with Town Code § 220-35, the Town Code Enforcement Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer and/or Zoning Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
4. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
5. In the event of any complaints about the proposed Special Use Permit operations being filed with the Code Enforcement Officer and failure to take corrective action by the applicant shall be brought to the attention of the Planning Board.
- 6.
- 7.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
FINGER LAKES GLASS INC. FOR PELUSIO CANANDAIGUA LLC  
4406 ROUTE 5 & 20 SUITE 122  
CPN 002-15 TM# 84.00-1-26.120  
SPECIAL USE PERMIT APPROVAL – AUTO REPAIR SHOP

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, February 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 24, 2015 meeting.

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Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
FINGER LAKES GLASS INC. FOR PELUSIO CANANDAIGUA LLC  
4406 ROUTE 5 & 20 SUITE 122  
CPN 002-15 TM# 84.00-1-26.120  
SPECIAL USE PERMIT APPROVAL – AUTO REPAIR SHOP  
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 an Auto Repair Shop to allow Finger Lakes Glass to perform in shop windshield repairs within the existing building located at 4406 Route 5& 20 in a CC Zoning District; and

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

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

**WHEREAS**, on February 24, 2015, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

**WHEREAS**, the Planning Board approved the request for a Special Use Permit and determined the Special Use Permit was consistent with the provisions of Chapter 220-35, 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. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
2. The applicant is to provide the Fire Department with the Material Safety Data Sheet (MSDS) for the windshield urethane to be stored on site.
3. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.
4. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision date, the Planning Board Chairperson will then sign the Site Plan.
- 5.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, February 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
FINGER LAKES GLASS INC. FOR PELUSIO CANANDAIGUA LLC  
4406 ROUTE 5 & 20 SUITE 122  
CPN 002-15 TM# 84.00-1-26.120  
SPECIAL USE PERMIT APPROVAL – AUTO REPAIR SHOP  
SITE PLAN APPROVAL

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 24, 2015 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.



TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
FINGER LAKES GLASS INC. FOR PELUSIO CANANDAIGUA LLC  
4406 ROUTE 5 & 20 SUITE 122  
CPN 002-15 TM# 84.00-1-26.120  
SPECIAL USE PERMIT APPROVAL – AUTO REPAIR SHOP  
SITE PLAN APPROVAL

1. On February 24, 2015 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
2. The Planning Board has classified the project as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
3. In making this classification the Planning Board has satisfied the procedural requirements under SEQR and directed the Resolution to be placed in the file on this project.
4. The applicant has submitted an application for Special Use Permit and Single-Stage Site Plan approval for an Auto Repair Shop to allow Finger Lakes Glass to perform in shop windshield repairs within the existing building located at 4406 Route 5& 20 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 of the Town Code.
7. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
8. There are no variances requested.
9. This application was referred to the following agencies for review and comment:
  - Kevin Olvany, Canandaigua Lake Watershed Council
  - Mark Marentette, Chief of the Canandaigua City Fire Department
  - Ontario County Planning Board
10. A referral to the Ontario County Planning Board (OCPB) was required.
11. The Planning Board did review the Ontario County Planning Board's comments with a recommendation of approval.
12. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
13. A Town of Canandaigua Waiver Request from a professional prepared site plan pursuant to Town Code §220-65 (L) was completed and provided to the Planning Board.
14. The Planning Board granted the waiver from a professional prepared site plan.
15. Comments were received from the Chief of the Canandaigua City Fire Department in an e-mail dated February 5, 2015 requesting that the applicant to provide the Fire Department with the Material Safety Data Sheet (MSDS) for the windshield urethane to be stored on site.
- 16.
- 17.



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

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 1,323 sq.ft. garage, relocation of a 360 sq.ft. cooler, and additional parking area for more than 5 vehicles behind the existing retail buildings along NYS Route 332 in the CC District and as described on the site plans dated November 21, 2014 and all other relevant information submitted as of February 24, 2015 (the current application), and

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

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

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, February 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 24, 2015 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
FINGER LAKES ACE HARDWARE FOR FRANK GENECCO  
1802 NYS ROUTE 332  
CPN 003-15 TM# 55.02-3-117.000  
SINGLE-STAGE SITE PLAN – TWO BUILDING MOUNTED SIGNS  
SEQR RESOLUTION - TYPE II ACTION

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the placement of two building mounted internally illuminated signs at the existing ACE Hardware located at 1802 NYS Route 332 in the CC District and as described on the sign site plans November 13, 2014 and all other relevant information submitted as of February 24, 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, February 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 24, 2015 meeting.

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Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
FINGER LAKES ACE HARDWARE FOR FRANK GENECCO  
1802 NYS ROUTE 332  
CPN 003-15 TM# 55.02-3-117.000  
SINGLE-STAGE SITE PLAN APPROVAL – TWO BUILDING MOUNTED SIGNS

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the placement of two building mounted internally illuminated signs at the existing ACE Hardware located at 1802 NYS Route 332 in the CC District and as described on the sign site plans November 13, 2014 and all other relevant information submitted as of February 24, 2015 (the current application), and

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

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

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

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

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

1. The Single-Stage Site Plan Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Single-Stage Site Plan Approval have been met and shown on revised drawings including the revision dates, and all required signatures are affixed to four (4) prints of the Single-Stage Site Plan Approval, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. The proposed building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and shall be submitted to the Town Development Office for approval.
- 4.
- 5.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, February 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
FINGER LAKES ACE HARDWARE FOR FRANK GENECCO  
1802 NYS ROUTE 332  
CPN 003-15 TM# 55.02-3-117.000  
SINGLE-STAGE SITE PLAN APPROVAL – TWO BUILDING MOUNTED SIGNS

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 24, 2015 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
FINGER LAKES ACE HARDWARE FOR FRANK GENECCO  
1802 NYS ROUTE 332  
CPN 003-15 TM# 55.02-3-117.000  
SINGLE-STAGE SITE PLAN – TWO BUILDING MOUNTED SIGNS  
SINGLE-STAGE SITE PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering a Single-Stage Site Plan approval for the placement of two building mounted internally illuminated signs at the existing ACE Hardware.
2. The project is located at 1802 NYS Route 332 at the corner of Canandaigua-Farmington Town Line Road and NYS Route 332 in the CC District.
3. The above referenced information is based on the Site Plans and the two sign renderings received by the Town Development Office stamped received January 12, 2015 and all other relevant information submitted as of February 24, 2015.
4. One sign will be mounted on the east side of the building facing NYS Route 332.
5. Sign number two will be mounted on the north side facing Canandaigua-Farmington Town Line Road.
6. Both signs will be internally illuminated.
7. The proposed signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d).
8. The existing ground sign along NYS Route 332 will be removed and require a highway work permit from NYSDOT.
9. There are no other site improvements proposed as part of this application.
10. There are no required variances.
11. The project was reviewed in compliance with applicable procedural requirements including a coordinated review pursuant to State Environmental Quality Review Act (SEQRA) and the Town of Canandaigua Planning Board's Rules of Procedure.
12. The Planning Board has classified the project as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations and Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
13. This application was referred to the following agencies and Staff for review and comment:
  - Greg Trost, NYSDOT
  - Ontario County Planning Board
  - Ontario County Agricultural Review Board
  - Michelle Finley, Town of Farmington Town Clerk
  - Ronald Brand, Town of Farmington Director of Development
14. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received.



TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
FINGER LAKES ACE HARDWARE FOR FRANK GENECCO  
1802 NYS ROUTE 332  
CPN 003-15 TM# 55.02-3-117.000  
SINGLE-STAGE SITE PLAN – TWO BUILDING MOUNTED SIGNS  
SINGLE-STAGE SITE PLAN APPROVAL

15. Ontario County provided an Administrative Review with no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.
16. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
- 17.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
DAVID & APRIL DAWSON – RESIDENTIAL & GARAGE ADDITION  
3692 COUNTY ROAD 16  
CPN 004-15 TM# 113.05-1-18.000  
SINGLE-STAGE SITE PLAN - SEQR RESOLUTION - TYPE II ACTION

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a two-story garage and residential addition to the existing dwelling located at 3692 County Road 16 in the RLD District and as described on the site plans prepared by Venezia Land Surveyors and Civil Engineers dated January 30, 2015 and all other relevant information submitted as of February 24, 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, February 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 24, 2015 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
DAVID & APRIL DAWSON – RESIDENTIAL & GARAGE ADDITION  
3692 COUNTY ROAD 16  
CPN 004-15 TM# 113.05-1-18.000  
SINGLE-STAGE SITE PLAN APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a two-story garage and residential addition to the existing dwelling located at 3692 County Road 16 in the RLD District and as described on the site plans prepared by Venezia Land Surveyors and Civil Engineers dated January 30, 2015 and all other relevant information submitted as of February 24, 2015 (the current application), and

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

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

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

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

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

1. The Single-Stage Site Plan Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Single-Stage Site Plan Approval have been met and shown on revised drawings including the revision dates, and all required signatures are affixed to four (4) prints of the Single-Stage Site Plan Approval, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. A soil erosion surety in the amount to be determined by the Town Engineer is to be provided to and accepted by the Town Board prior to the issuance of building permits.
- 4.
- 5.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, February 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
DAVID & APRIL DAWSON – RESIDENTIAL & GARAGE ADDITION  
3692 COUNTY ROAD 16  
CPN 004-15 TM# 113.05-1-18.000  
SINGLE-STAGE SITE PLAN APPROVAL

I, Kathleen Gingerich, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the February 24, 2015 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
DAVID & APRIL DAWSON – RESIDENTIAL & GARAGE ADDITION  
3692 COUNTY ROAD 16  
CPN 004-15 TM# 113.05-1-18.000  
SINGLE-STAGE SITE PLAN APPROVAL

1. The Planning Board is considering an application for a Single-Stage Site Plan approval for the construction of a two-story garage and residential addition to the existing dwelling as described on the site plans prepared by Venezia Land Surveyors and Civil Engineers dated January 30, 2015 and all other relevant information submitted as of February 24, 2015.
2. The project is located at 3692 County Road 16 and is within the RLD District
3. The project was reviewed in compliance with applicable procedural requirements including a coordinated review pursuant to State Environmental Quality Review Act (SEQRA) and the Town of Canandaigua Planning Board's Rules of Procedure.
4. The Planning Board has classified the project as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations and Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. The proposed two-story garage and residential addition is approximately 2,552 sq. ft.
6. There are no variances for this project.
7. There are no additional improvements proposed.
8. No utility improvements regarding water, sewer, or storm sewer are proposed.
9. A Zoning Determination was completed dated February 5, 2015 and determined that 3 area variances were required.
10. The Area variances required included:
  - Right side setback of 8.8' where 12' is required
  - Left side setback of 0.0' where 12' is required
  - Building coverage of 21% where 15% maximum is required
11. The ZBA reviewed this application at the February 17, 2015 meeting and granted approval with the condition that the Town of Canandaigua and Ontario County approve a water management plan for the drainage issues.
12. This application was referred to the following agencies for review and comment:
  - Kevin Olvany, Canandaigua Lake Watershed Council
  - John Berry, Canandaigua Lake County Sewer District
  - Town Environmental Conservation Board
  - Ontario County Planning Board
13. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received dated February 11, 2015 with a referral recommendation of denial, requiring a majority plus 1 if voting to approve.
14. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
15. Comments were received from Canandaigua Lake County Sewer in an email dated February 11, 2015.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
DAVID & APRIL DAWSON – RESIDENTIAL & GARAGE ADDITION  
3692 COUNTY ROAD 16  
CPN 004-15 TM# 113.05-1-18.000  
SINGLE-STAGE SITE PLAN APPROVAL

16. Comments were received from the Environmental Conservation Board in an email dated February 5, 2015.
17. Comments offering a “non-objection” to the requested variances was received in a letter from a neighboring property owner dated February 5, 2015.
18. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
- 19.