

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GERBER HOMES & BME ASSOCIATES REPRESENTING MALYS FAMILY TRUS
OLD BROOKSIDE SUBDIVISION SECTION 6 – LOT 56
3215 DAISY WAY
CPN-20-054 TM# 83.10-1-56.000

AMENDED FINAL SUBDIVISION (PHASED) PLAT APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a request for an Amended Final (Phased) Subdivision Plat approval of Old Brookside Section 6 due to grading changes on Lot 56 (change greater than 12”) as described in the Amended Final Subdivision Plat Grading Plan, last revised August 5, 2020, prepared by BME Associates and all other relevant information submitted as of September 22, 2020 (the current application); and

WHEREAS, the single-family dwelling was constructed with a finish floor elevation of 848 ft. when it was approved at a Finish Floor Elevation (FFE) at 846 ft; and

WHEREAS, any final grade deviations of House Pad Elevations more than 12 inches shall be approved by the Planning Board; 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) as part of the original approval of the Overall Old Brookside Subdivision; 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 Amended Final (Phased) Subdivision Plat Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Amended Final (Phased) Subdivision Plat Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson can then sign the plans.
3. The comments within the Town Engineers letter dated September 17, 2020 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 22, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	[AYE / NAY]
Charles Oyster -	[AYE / NAY]
Ryan Staychock -	[AYE / NAY]
Karen Blazey –	[AYE / NAY]
Bob Lacourse –	[AYE / NAY]

(ALT)
Amanda VanLaeken -

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AMENDED FINAL SUBDIVISION (PHASED) PLAT APPROVAL

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the September 22, 2020 meeting.

John Robortella, Secretary of the Board

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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LOT 56 – GRADING PLAN

FINDINGS

Conditions of Preliminary Overall Subdivision Approval

Findings 1-7 address applicable conditions of preliminary overall subdivision approval granted September 4, 2001 as well as subsequent conditions applied through final approval of other sections.

1. The following conditions do not pertain to this section of development: h, i, j, k, l, o, p, q, s thru bb.
2. The uses and lot layouts proposed for Final Section 6 Subdivision Plans are the same as what was approved for the Preliminary Overall Subdivision Plans (conditions a-d).
3. The current subdivision (Section 6) shows lots sizes and setbacks in compliance with the preliminary approval (conditions e & f).
4. The current subdivision (Section 6) shows two street trees along the frontage of each lot. A species list has been provided (condition g).
5. As part of the Section 3 approval in 2004, the Planning Board required development of trails as depicted in a separate Overall Trails Plan dated August 24, 2004 (condition m).
6. Sidewalks are to be provided on one side of all streets. Sidewalks are proposed along the east side of Overlook Lane; however there are no sidewalks along Daisy Way (condition n).
7. Condition r – There will be no outside storage of recreational vehicles in the front yards.

Current Section 6

8. The applicant is requesting single-stage subdivision (final) approval of Section 6 of the Old Brookside Subdivision (last section) as described in the final plat dated June 2014 prepared by BME Associates.
9. Section 6 consists of 24 single-family lots on 8.24 acres along Overlook Lane and Daisy Way, the last section of the 172 lot – 152 acre Old Brookside Subdivision.
10. The zoning for the subdivision, including lot size and setback requirements, was established by the Town Board on June 17, 1996 as a Planned Unit Development (PUD).
11. In 2001 as part of the Overall Subdivision approval, the Planning Board approved the required setbacks.
12. SEQR was completed as part of the Overall Preliminary Subdivision approval process in September 2001.
13. The Overall Subdivision of 172 lots on 152 acres was considered a Type 1 action and coordinated review was completed.
14. A Negative Declaration was issued on February 22, 2001.
15. The front and rear setbacks as established by the P.U.D. were amended by the Town Board and adopted on May 16, 2006 (Local Law No. 2 of 2006).

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FINDINGS

16. The purpose of Local Law No. 2 of 2006 was to create larger buildable areas on certain lots within the Old Brookside Subdivision by reducing the front yard setbacks from 40' to 30' on some lots and rear yard setbacks from 40' to 30' on others. This allows for adequate space on the lots to provide additions such as decks, porches, and similar facilities to the rear of the dwelling without need to seek numerous area variances.
17. The Section 6 Subdivision plans are in substantial compliance with the Overall Preliminary Subdivision conditions of approval and Local Law No. 2 of 2006.
18. Public water and sanitary sewer systems will serve Section 6.
19. All necessary sewer, drainage, and water districts have been previously established for the overall project which includes Section 6.
20. Existing storm water detention facilities for the overall development were designed and constructed with Section 1 and are sized to handle runoff from Section 6.
21. Section 6 drainage plan is consistent with the approved Old Brookside Subdivision overall stormwater management plan.
22. The layout for Section 6 is consistent with the Preliminary Overall Subdivision approval.
23. The application includes erosion and sediment control plans designed in accordance with the Town of Canandaigua design standards and NYSDEC General Permit 0-10-001 requirements.
24. An updated Stormwater Pollution Prevention Plan (SWPPP) for Section 6 was not provided as is required.
25. A request to disturb more than 5-acres at one time (5-acre waiver) from NYSDEC is required.
26. This application was referred to the following agencies for review and comment:
 - Town of Canandaigua Environmental Conservation Board
 - John Berry, Canandaigua Lake County Sewer District
 - William Wright, Ontario County DPW
 - Jim Fletcher, Town of Canandaigua Highway Superintendent
 - Michael Miller, Chief of the Cheshire Volunteer Fire Department
 - MRB Group, Town Engineer
 - Kevin Olvany, Watershed Program Manager
27. A referral to the Ontario County Planning Board (OCPB) was required.
28. This application was classified as a Class 1 with comments dated July 9, 2014 by the Ontario County Planning Board.

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LOT 56 – GRADING PLAN

FINDINGS

29. The Planning Board reviewed and considered the comments prior to making a decision on this application.
30. A referral to the Ontario County Agricultural Board was required.
31. An e-mail dated July 14, 2014 was received with no comments.
32. A comment letter from the Town Engineer dated July 18, 2014 was received.
33. No other outside comment letters have been received to date.
34. The 5' wide stone dust trail as per the approved Neighborhood Improvements Plan dated March 2007, last revised November 19, 2007, and signed November 28, 2007 is to be installed as part of Section 6.
35. The trail described in the 2004 approved Trails Plan that connects Old Brookside Apartments to Overlook Lane within Old Brookside Subdivision, is to be constructed as part of Section 6.
36. A sidewalk extending from Overlook Lane along one side of Daisy Way to the mouth of the cul-de-sac was agreed to be provided.

Amended Final Subdivision Approval – Section 6 Lot 56

37. Application received to amend final subdivision approval as the grading plan for Old Brookside Section 6, Lot 56 (As-Built) depicted an elevation change greater than 12 inches.
38. The single-family dwelling was constructed with a finish floor elevation of 848 ft. when it was approved at a Finish Floor Elevation (FFE) at 846 ft.
39. Any final grade deviations of House Pad Elevations more than 12 inches shall be approved by the Planning Board.
40. Amended Final Subdivision Plat Grading Plan, prepared by BME Associates was submitted for review and approval.
41. Comments were received dated September 17, 2020 from the Town Engineer.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA GROUP, LLC - FOX RIDGE SUBDIVISION - PHASE 5B-3
0000 LACROSSE CIRCLE
CPN 20-058 TM# 97.04-2-100.100

FINAL SUBDIVISION (PHASED) PLAT APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Final Subdivision (Phased) Plat Approval for the subdivision of a 13-acre parcel into Phase 5B-3 containing 12 new lots (Lots 1-12) along Lacrosse Circle and as detailed on the Final Subdivision Plans for Fox Ridge Phase 5B-3 dated August 21, 2020 and all other relevant information submitted as of September 22, 2020 (the current application); and

WHEREAS, as part of this application the applicant proposed an amendment to the Preliminary (Phased) Overall Subdivision Plans for Fox Ridge Phase 5B amended last April 22, 2014, April 12, 2016, October 24, 2017, and January 23, 2018; and

WHEREAS, the Planning Board again granted Amended Preliminary Overall (Phased) Subdivision Approval at their November 26, 2019 meeting reducing the total number of Phases from four (4) to three (3); and

WHEREAS, the Planning Board has determined that the proposed Final Subdivision of Fox Ridge Phase 5B-3 is in substantial conformance with the last Amended Preliminary Overall Subdivision Plans dated November 26, 2019; 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 Final (Phased) Subdivision Plat 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 Final (Phased) Subdivision Plat 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 Final (Phased) Subdivision Plat, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. One mylar of the Final (Phased) Subdivision Plat is to be provided for signing by the identified Town Officials and the Town Planning Board Chairperson. Once the mylar and all paper prints have been signed, the mylar and two sets of paper prints will be returned to the Applicant for filing the mylar in the office of the Ontario County Clerk.
4. Once the Final (Phased) Subdivision Plat has been signed by the Planning Board Chairperson, the applicant shall file in the office of the Ontario County Clerk such approved final plat within sixty-two (62) days from the date of final approval or such approval shall expire (NYS Town Law Section 276-11).
5. All street lighting is to be installed by the developer and accepted by the Town at the time of dedication of Lacrosse Circle.
6. The Planning Board determines that parkland is not a condition of Final Subdivision Plat approval for this application and for reasons stated in the attached findings the Planning Board determines that a Park and Recreation Fee in the amount to be determined by the

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA GROUP, LLC - FOX RIDGE SUBDIVISION - PHASE 5B-3
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FINAL SUBDIVISION (PHASED) PLAT APPROVAL

Town Board on an annual basis is to be paid at the time of application for building permits.

7. The comments within the Town Engineer's letters dated September 18, 2020 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
8. All comments from the Town Highway and Water Superintendent are to be addressed prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans.
9. A Surety Estimate is to be prepared by the applicant and provided to the Town Development Office for review and processing in accordance with Local Law 19 of 2017 Amending Chapter 174, Section 174-32(F).
10. 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.
11. The existing depth and capacity of the stormwater management facility is to be documented and forwarded to the Town Development Office prior to the issuance of building permits for Phase 5B-3.
12. The applicant is to provide on the final subdivision plans 5' wide sidewalk easements to the Town of Canandaigua on both sides of Lacrosse Circle prior to the Planning Board Chair signing the plans.
13. Prior to issuance of a building permit, the existing stormwater management facility and property is to be transferred to the Venezia Group, LLC.
14. Prior to issuance of a building permit, the Town of Canandaigua Stormwater Maintenance Agreement is to be completed and provided to the Town Attorney for review and approval.
15. Prior to issuance of the last Certificate of Occupancy, the existing stormwater management facility and property is to be transferred to the Fox Ridge H.O.A.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 22, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	[AYE / NAY]
Charles Oyler -	[AYE / NAY]
Ryan Staychock -	[AYE / NAY]
Karen Blazey -	[AYE / NAY]
Bob Lacourse -	[AYE / NAY]

(ALT)
Amanda VanLaeken -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA GROUP, LLC - FOX RIDGE SUBDIVISION - PHASE 5B-3
0000 LACROSSE CIRCLE
CPN 20-058 TM# 97.04-2-100.100

FINAL SUBDIVISION (PHASED) PLAT APPROVAL

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the September 22, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA GROUP, LLC - FOX RIDGE SUBDIVISION - PHASE 5B-3
0000 LACROSSE CIRCLE
CPN 20-058 TM# 97.04-2-100.100

Preliminary Overall

1. In compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Town Board during its review of the rezoning request for the original Fox Ridge Overall Subdivision in June of 1989, declared this action to be a Type I Action, completed a coordinated review of the prepared Environmental Impact Statement (EIS), made a determination of non-significance, and issued a Negative Declaration.
2. The Preliminary Overall (Phased) Subdivision Plat Plans were approved at the July 25, 1989 Planning Board meeting.
3. March 16, 2007 an application for Concept Subdivision revising the Preliminary Overall (Phased) Subdivision Plans for Fox Ridge Sections 5 & 6, creating Phase 5A and Phase 5B and removing Section 6.
4. Phase 5A was under construction at the time as it was previously approved as Section 5 of the Fox Ridge Subdivision. Section 6 was removed and now being called Phase 5B.
5. The proposed Concept Subdivision Plans for Phases 5A and 5B reduced the total number of lots from 52 to 48 and in lieu of the originally approved continuous link for Lake Breeze Way, created two cul-de-sacs (La Crosse Circle and Lake Breeze Way) within Phase 5B.
6. The Concept Subdivision Plans titled Conceptual Subdivision Fox Ridge Subdivision Phase 5B were submitted to outside agencies for review/comment and were discussed at the April 10, 2007 Planning Board meeting.
7. In an email dated April 6, 2007, Marilyn Schafer of Ontario County Public Works stated that they have contacted the design engineer at the time (Professional Engineering Group) regarding a request to service the existing homes along Middle Cheshire Road that are adjacent to this project (west property line) with a sanitary sewer.
8. An application for Preliminary/ Final (Phased) Subdivision Plat Plan approval for Phase 5B of the Fox Ridge Subdivision depicting two cul-de-sacs, 28 lots, conservation easement area and utility improvements including a sanitary sewer extension for those homes along Middle Cheshire Road adjacent to Phase 5B was submitted Development Office and reviewed at the April 18, 2007 PRC meeting.
9. October 23, 2007, the revised Preliminary (Phased) Subdivision Plat Plans for the Fox Ridge Phase 5B were approved with fourteen (14) conditions.
10. October 23, 2007, the revised Final (Phased) Subdivision Plat Plans for the Fox Ridge Phase 5B were approved with ten (10) conditions.
11. The Preliminary (Phased) Subdivision Plat Plans for Fox Ridge Phase 5B were signed by all parties including the Planning Board Chairman.
12. The Preliminary (Phased) Subdivision Plat Plan approval for Phase 5B has not been revoked and remains in effect as per the Zoning Law Determination dated May 6, 2013.
13. The applicant did not file the approved Final (Phased) Subdivision Plat Plans for 5B in the Office of the Ontario County Clerk.
14. NYS Town Law Section 276, part 11 states that approved final plats shall expire if not filed within 62 days of approval.

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VENEZIA GROUP, LLC - FOX RIDGE SUBDIVISION - PHASE 5B-3
0000 LACROSSE CIRCLE
CPN 20-058 TM# 97.04-2-100.100

15. Venezia Associates submitted an amended Preliminary (Phased) Subdivision Plat Plan for Fox Ridge Phase 5B dated March 20, 2014 and a letter dated April 2, 2014 containing a matrix of the site statistics for the previous 2007 approved subdivision plan versus the proposed 2014 new plan.
16. The Planning Board reviewed Amended Preliminary (Phased) Subdivision Plat Plans to determine if they were in substantial agreement with the approved 2007 Preliminary (Phased) Subdivision Plat Plans for Fox Ridge Phase 5B dated February 2007 and last revised September 25, 2008.
17. The amended (phased) subdivision plans titled Fox Ridge Subdivision, Phase 5B, dated March 20, 2014 propose a similar layout of 28 lots for single family dwellings, two (2) cul-de-sacs (La Crosse Circle and Lake Breeze Way), a conservation area in the same area as previously approved, utility improvements including water, sanitary and storm sewers throughout Phase 5B and an easement to Canandaigua Lake County Sewer District (CLCSD) for the sanitary sewer extension to those homes along Middle Cheshire Road which were all part of the original 2007 Preliminary (Phased) Subdivision Plat Plan approval.
18. The Planning Board on April 22, 2014 completed a review of the matrix and a comparison of the proposed Amended Preliminary (Phased) Subdivision Plat Plans with the approved 2007 Preliminary (Phased) Subdivision Plat Plans and determined that the proposed Amended Fox Ridge 5B Preliminary (Phased) Subdivision Plat Plans dated March 20, 2014 were in substantial agreement with the previously approved 2007 Preliminary (Phased) Subdivision Plat Plans dated February 2007 and last revised September 25, 2008 (signed).
19. The Amended Preliminary (Phased) Subdivision Plat Plans were revised per the conditions of approval and the Amended Preliminary (Phased) Subdivision Plat Plans were signed by the Planning Board Chairman.
20. Town of Canandaigua Planning Board received a request for Final (Phased) Subdivision Plat approval of the Fox Ridge, Phase 5B-3 Subdivision Plans dated June 2017, last revised January 12, 2018.
21. The project includes 20 new lots (Lots 36 -55) along Lacrosse Circle and the annexation of 4 approved lots (Lots 48, 49, 56, and 57) associated with Fox Ridge 5B-1 into proposed Lot 49 as detailed on the Final Subdivision Plans for Fox Ridge Phase 5B-3.
22. Due to these changes, an Amended Preliminary Overall Subdivision Approval was required.
23. The Amended Preliminary Overall Subdivision Plans proposed 3 phases, 27 lots, one (1) cul-de-sac, a conservation area, utility improvements including water, sanitary and storm sewers as detailed on the Amended Preliminary Plat for Fox Ridge Phase 5B dated April 16, 2015, last revised August 14, 2017 and all other relevant information submitted as of October 24, 2017.
24. The Amended Preliminary Overall Subdivision Plans were approved by the Planning Board on October 24, 2017 with conditions and eventually signed.
25. The Final Phase 5B-3 plans were never submitted for signature and therefore the final approval voided.
26. The Planning Board received a request for Amended Preliminary Overall (Phased) Subdivision Approval and were granted approvals at their January 23, 2018 meeting.

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VENEZIA GROUP, LLC - FOX RIDGE SUBDIVISION - PHASE 5B-3
0000 LACROSSE CIRCLE
CPN 20-058 TM# 97.04-2-100.100

27. These plans were eventually signed.
28. Town of Canandaigua Planning Board received another request for Amended Preliminary Overall Subdivision Plat approval of the Fox Ridge, Phase 5B and Amended Final (Phased) Subdivision Plan Approval of Phase 5B-1 dated October 2019.
29. Phase 5B-1 included the construction of 5 residential lots and the construction of a hammerhead turnaround to be dedicated to the Town of Canandaigua.
30. Due to these changes, an Amended Preliminary Overall Subdivision Approval was required.
31. The Amended Preliminary Overall Subdivision Plans were approved by the Planning Board on November 26, 2019 with conditions.

Fox Ridge Phase 5B-3

32. The Town of Canandaigua has received a request for Final (Phased) Subdivision Approval of the final Phase of the Fox Ridge Subdivision.
33. As Part of Final Phase 5B-3, includes the subdivision of 13-acres of land to create twelve (12) new lots.
34. Public water and sanitary sewer services will be extended to all lots within Phase 5B-3.
35. Existing stormwater management facilities sized to handle the water quality and quantity requirements for this portion of development was approved with earlier phases. Section 5B and Phase 5B-3 meet all NYSDEC General Permit and Town of Canandaigua requirements regarding stormwater.
36. A Zoning Determination was rendered and dated August 26, 2020:

DETERMINATION:

- Proposed development originally granted Preliminary Subdivision approval in 1986 with the most recent revision approved in 2014.
- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to major subdivision within 500 ft. of an Agricultural District

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for Final Subdivision.

CODE SECTIONS: Chapter §1-17; §174

37. This application was forwarded to the following outside agencies for review:
 - Jim Fletcher, Highway & Water Superintendent
 - Town Environmental Conservation Board
 - Ontario County Planning Board
 - MRB Group, Town Engineers

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VENEZIA GROUP, LLC - FOX RIDGE SUBDIVISION - PHASE 5B-3
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- City of Canandaigua DPW
- Town CEO
- Canandaigua Lake County Sewer District
- Kevin Olvany, Canandaigua Lake Watershed
- Chief Cheshire Fire Department
- NYSDOH

38. The Planning Board makes the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.

- The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed new developments.
- The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
- The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
- The proposed Fox Ridge 5B-3 subdivision includes a total of 12 new homes, many of which will be occupied by families with one or more children.
- The proposed subdivision will increase the Town's population.
- This increase in population will intensify the need for land to be used for parks and recreation.
- A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed subdivision plat.
- The area of the proposed subdivision will be 13 +/- acres.
- The area of the proposed subdivision will include residential lots and dedicated conservation areas. Adequate land for dedication of parkland is not available on the proposed subdivision plat.
- There is not an existing park in the vicinity of the proposed subdivision.
- A fee in lieu of parkland shall be paid at the time of issuance of building permits in the amount per family dwelling unit as established by the Town Board pursuant to Town Code § 111-8.

39. A comment letter from the Town Engineer was received dated September 18, 2020.

40. Comments from Ontario County DPW were received in an e-mail dated September 9, 2020 and September 10, 2020.

41. Comments were received from the Town Highway and Water Superintendent.

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42. The project SWPPP is to be updated to reflect the proposed Phase 5B-3 improvements and noted if project resulted in additional ground disturbances beyond the 50-acres included in the approved NOI for Phase 5A and Phase 5B, a new SPDES Permit would be required.

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BURNELL REIFF REPRESENTING BERNIE LYMANN
4977 STATIONHOUSE DRIVE – RLD ZONING DISTRICT
CPN 20-053 TM# 98.09-1-8.300
SINGLE-STAGE SITE PLAN APPROVAL

SEQR RESOLUTION – TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval to alter grading on subject site to install two (2) retaining walls to allow for egress located at 4977 Stationhouse Drive within the RLD Zoning District and detailed on sketch plans dated August 21, 2020 and all other relevant information submitted as of September 22, 2020 (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, September 22, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	[AYE / NAY]
Charles Oyler -	[AYE / NAY]
Ryan Staychock -	[AYE / NAY]
Karen Blazey –	[AYE / NAY]
Bob Lacourse –	[AYE / NAY]

(ALT)
Amanda VanLaeken -

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 September 22, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BURNELL REIFF REPRESENTING BERNIE LYMAN
4977 STATIONHOUSE DRIVE – RLD ZONING DISTRICT
CPN 20-053 TM# 98.09-1-8.300
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval to alter grading on subject site to install two (2) retaining walls to allow for egress located at 4977 Stationhouse Drive within the RLD Zoning District and detailed on sketch plans dated August 21, 2020 and all other relevant information submitted as of September 22, 2020 (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 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 processing in accordance with Local Law 19 of 2017 Amending Chapter 174, Section 174-32(F).
3. A Site Development Building Permit application is to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.
4. The comments within the Town Engineer's letter dated September 17, 2020 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 22, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	[AYE / NAY]
Charles Oyler -	[AYE / NAY]
Ryan Staychock -	[AYE / NAY]
Karen Blazey -	[AYE / NAY]
Bob Lacourse -	[AYE / NAY]

(ALT)

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BURNELL REIFF REPRESENTING BERNIE LYMAN
4977 STATIONHOUSE DRIVE – RLD ZONING DISTRICT
CPN 20-053 TM# 98.09-1-8.300
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for Single-Stage Site Plan approval to alter grading on subject site to install two (2) retaining walls to allow for egress located at 4977 Stationhouse Drive within the RLD Zoning District.
2. Detailed on sketch plans dated August 21, 2020 and all other relevant information submitted as of September 22, 2020.
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 forwarded to the following outside agencies for review:
 - Town CEO
 - ENB
 - City of Canandaigua
 - James Fletcher, Town Highway & Water Superintendent
 - Canandaigua Lake Watershed Council
 - MRB Group
6. A zoning Determination was prepared dated August 26, 2020:

DETERMINATION:

- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates solely to single-family residential development. Exception #09

REFERRAL TO PLANNING BOARD FOR:

- Site Plan approval required as proposed development exceeds 1,000 sq. ft. in the RLD.
 - Waiver from professional prepared site plan requested by the applicant.
7. No comments were received from the Town Highway & Water Superintendent.
 8. A comment letter dated September 17, 2020 from the Town Engineer were received.
 9. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
 10. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate to be provided prior to the issuance of building permits.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
COSTICH ENGINEERING & HANLON ARCHITECTS REPRESENTING
RICHARD & AYSE BROVITZ
5265 MENTETH DRIVE – RLD ZONING DISTRICT
CPN 20-055 TM# 140.11-1-25.000
SINGLE-STAGE SITE PLAN APPROVAL

SEQR RESOLUTION – TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the demolition of an existing Detached Garage and the construction of a new Detached Garage with associated improvements on a residential parcel located at 5265 Menteth Drive and within the RLD zoning district and detailed on site plans dated August 21, 2020 prepared by Costich Engineering, and all other relevant information submitted as of September 22, 2020 (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, September 22, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	[AYE / NAY]
Charles Oyler -	[AYE / NAY]
Ryan Staychock -	[AYE / NAY]
Karen Blazey –	[AYE / NAY]
Bob Lacourse –	[AYE / NAY]

(ALT)
Amanda VanLaeken -

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 September 22, 2020 meeting.

L. S.
John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
COSTICH ENGINEERING & HANLON ARCHITECTS REPRESENTING
RICHARD & AYSE BROVITZ
5265 MENTETH DRIVE – RLD ZONING DISTRICT
CPN 20-055 TM# 140.11-1-25.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the demolition of an existing Detached Garage and the construction of a new Detached Garage with associated improvements on a residential parcel located at 5265 Menteth Drive and within the RLD zoning district and detailed on site plans dated August 21, 2020 prepared by Costich Engineering, and all other relevant information submitted as of September 22, 2020 (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 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 and a landscaping estimate are to be prepared by the applicant and provided to the Town Development Office for review and processing in accordance with Local Law 19 of 2017 Amending Chapter 174, Section 174-32(F).
3. The comments within the Town Engineer's letter dated September 17, 2020 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
4. The comments within the Town Highway & Water Superintendent's letter dated September 2, 2020 are to be addressed to the satisfaction of the Town Highway & Water Superintendent prior to signing by the Planning Board Chairman.
5. A Site Development Building Permit application is to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.
6. All variances approved by the ZBA are to be detailed on the site plans.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
COSTICH ENGINEERING & HANLON ARCHITECTS REPRESENTING
RICHARD & AYSE BROVITZ
5265 MENTETH DRIVE – RLD ZONING DISTRICT
CPN 20-055 TM# 140.11-1-25.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 22, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	[AYE / NAY]
Charles Oyler -	[AYE / NAY]
Ryan Staychock -	[AYE / NAY]
Karen Blazey –	[AYE / NAY]
Bob Lacourse –	[AYE / NAY]

(ALT)
Amanda VanLaeken -

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 September 22, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
COSTICH ENGINEERING & HANLON ARCHITECTS REPRESENTING
RICHARD & AYSE BROVITZ
5265 MENTETH DRIVE – RLD ZONING DISTRICT
CPN 20-055 TM# 140.11-1-25.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for Single-Stage Site Plan approval for the demolition of an existing Detached Garage and the construction of a new Detached Garage with associated improvements on a residential parcel located at 5265 Menteth Drive and within the RLD zoning district.
2. Detailed on site plans dated August 21, 2020 prepared by Costich Engineering, and all other relevant information submitted as of September 22, 2020.
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 forwarded to the following outside agencies for review:
 - Chris Jensen, Code Enforcement Officer
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Town of Canandaigua Environmental Conservation Board
 - James Fletcher, Town Highway & Water Superintendent
 - Town Engineer, MRB Group
 - Ontario County Planning Board
 - Chief, Cheshire Fire Department
6. A zoning Determination was prepared dated August 26, 2020:

DETERMINATION:

- Property granted area variances in 2013 to construct a detached garage: with 5.2 ft. front setback when 60 ft. is required; with a 5.2 ft. side setback when 10 ft. is required; with an 18.25 ft. stream setback when 100 ft. is required; and, to allow an accessory building in the front yard.
- Applicant proposes to construct a detached garage 22 ft. in building height when 16 ft. building height is the maximum allowable.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to site plan and area variances within 500 ft. of a county highway.

REFERRAL TO ZONING BOARD of APPEALS (ZBA) FOR:

- ZBA approval required for 6 ft. building height area variance.

REFERRAL TO PLANNING BOARD FOR:

- PB Site Plan approval required for development exceeding 1,000 sq. ft. within the RLD.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
COSTICH ENGINEERING & HANLON ARCHITECTS REPRESENTING
RICHARD & AYSE BROVITZ
5265 MENTETH DRIVE – RLD ZONING DISTRICT
CPN 20-055 TM# 140.11-1-25.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

7. Comments from Ontario County Planning Board's September 9, 2020 meeting were provided.

Final Recommendation – With the exception of applications involving lakefront properties or encroachments to County owned right of- ways described in AR Policy 5 Parts A and B, the CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

Comments

1. The Town is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District or Watershed Manager as early in the review process as possible to ensure proper design and implementation of stormwater and erosion control measures.
8. Comments were received from the Town Highway & Water Superintendent in a letter dated September 2, 2020.
9. Comments were received from the Town Engineer in a letter dated September 17, 2020.
10. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
11. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate to be provided prior to the issuance of building permits.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JAMES FAHY & VENEZIA ASSOCIATES REPRESENTING SUSAN KIERAN, MARY
SWAIM, MARGARET ABBOTT, AND JOHN SUMMERHAYS
4691 NORTH MENTETH DRIVE – RLD ZONING DISTRICT
CPN 20-030 TM# 140.11-1-14.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval to construct a new single-family home and attached garage with associated improvements on a parcel with an existing two story garage located at 4691 North Menteth Drive within the RLD Zoning District and detailed on site plans dated May 8, 2020, last revised May 22, 2020 prepared by Venezia & Associates, and all other relevant information submitted as of July 28, 2020 (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, all requested area variances were approved at the July 21, 2020 ZBA meeting; 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 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. The proposed Lot Line Adjustment Plan is to be approved, signed, and filed prior to signatures being affixed to the Site Plans.
3. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and processing in accordance with Local Law 19 of 2017 Amending Chapter 174, Section 174-32(F).
4. The comments within the Town Engineer's comment letter dated July 23, 2020 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
5. A Site Development Building Permit application is to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.
6. Prior to signatures being affixed to the plans, the site plans are to be revised to depict the approved location of the onsite wastewater treatment system and an approval from the Canandaigua Lake Watershed Inspector and NYSDOH regarding their review of the on-

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JAMES FAHY & VENEZIA ASSOCIATES REPRESENTING SUSAN KIERAN, MARY
SWAIM, MARGARET ABBOTT, AND JOHN SUMMERHAYS
4691 NORTH MENTETH DRIVE – RLD ZONING DISTRICT
CPN 20-030 TM# 140.11-1-14.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

site wastewater treatment system design is to be provided to the Town of Canandaigua Town Development Office.

7. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of a building permit pursuant to Town Code Chapter 111 and NYS Town Law.
8. All variances approved by the ZBA are to be detailed on the site plans.
9. The site plans are to be revised to reflect the correct dimensions of the proposed patio area as reflected on the Landscape Plan dated June 3, 2020 prepared by Venezia Land Surveyors and Civil Engineers.
10. The following notes regarding phosphorous use are to be added to the landscaping plans:
 - No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
 - If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYSDEC requirements.

The above resolution was offered by Karen Blazey and seconded by Bob Lacourse at a meeting of the Planning Board held on Tuesday, July 28, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	AYE
Charles Oyler -	AYE
Ryan Staychock -	AYE
Karen Blazey –	AYE
Bob Lacourse –	AYE

(ALT)

Amanda VanLaeken -

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 July 28, 2020 meeting.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD
ACTION RESOLUTION – SURETY RELEASE

APPLICANT(S): JOHN & JANICE SCHIEFER

PROJECT NAME – SCHIEFER RESIDENCE – 4609 MISTY HILL DRIVE

RELEASE – EROSION CONTROL SURETY RELEASE NO. 1 (FINAL)

CPN No. 19-027

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Form signed describing the items involved with the subject Release No. 1 (final) of the Surety for this project; and

WHEREAS, the Planning Board has considered the requested Release No. 1 and the amount of funds associated therewith; and

WHEREAS, the Planning Board is satisfied with the details described in the requested Release No. 1 documents referenced above herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested Release No. 1 (final) in the amount of **\$5,450.000** 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 Town of Canandaigua Surety 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, September 22, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	[AYE / NAY]
Charles Oylar -	[AYE / NAY]
Ryan Staychock -	[AYE / NAY]
Karen Blazey –	[AYE / NAY]
Bob Lacourse –	[AYE / NAY]

(ALT)

Amanda VanLaeken -

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 September 22, 2020 meeting.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD
ACTION RESOLUTION – SURETY RELEASE

APPLICANT(S): ROYAL CARWASH CANANDAIGUA, LLC
PROJECT NAME – ROYAL CARWASH
RELEASE – SURETY RELEASE NO. 1 (FINAL)
CPN No. 19-051

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Form signed describing the items involved with the subject Release No. 1 (final) of the Surety for this project; and

WHEREAS, the Planning Board has considered the requested Release No. 1 and the amount of funds associated therewith; and

WHEREAS, the Planning Board is satisfied with the details described in the requested Release No. 1 documents referenced above herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested Release No. 1 (final) in the amount of **\$19,778.08** 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 Town of Canandaigua Surety 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, September 22, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	[AYE / NAY]
Charles Oyler -	[AYE / NAY]
Ryan Staychock -	[AYE / NAY]
Karen Blazey –	[AYE / NAY]
Bob Lacourse –	[AYE / NAY]

(ALT)
Amanda VanLaeken -

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 September 22, 2020 meeting.

John Robortella, Secretary of the Board