

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

APPLICANT(S): ERIK & BREE BLAZAK
PROJECT NAME – 4134 COUNTY ROAD 16 – BLAZAK RESIDENCE
RELEASE – EROSION CONTROL SURETY RELEASE NO. 1 (FINAL)
CPN No. 19-005

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 **\$1,625.00** 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, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

(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 November 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

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

APPLICANT(S): AUTO WASH 3, LLC
PROJECT NAME – AUTO WASH 3, LLC
RELEASE – EROSION CONTROL SURETY RELEASE NO. 1 (FINAL)
CPN No. 19-074

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 **\$16,878.00** 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, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

(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 November 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING CONNOR & CHELSEA DIXON-SCHWABL
0000 LAKE HILL DRIVE – SCR-1 ZONING DISTRICT
CPN 20-041 TM# 126.00-1-59.111
SINGLE-STAGE SITE PLAN APPROVAL

90-DAY EXTENSION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a request for a 90-day extension of the Single-Stage Site Plan approval to construct a new single-family home, attached garage, accessory structure with a dwelling unit, and associated improvements on an existing, vacant parcel located at 0000 Lake Hill Drive within the SCR-1 Zoning District and detailed on site plans dated June 6, 2020, last revised June 19, 2020 prepared by Venezia & Associates, and all other relevant information as approved at the July 28, 2020 Planning Board meeting; and

WHEREAS, the applicant is still working to address the conditions of approval granted at the July 28, 2020 Planning Board meeting and requested a 90 day extension in an email dated _____, 2020 to the Development Office; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board **p Approves with Previous Conditions (July 28, 2020) r Approves with the following Conditions; or r Denies the application** for the following reasons:

The Single-Stage Site Plan Approval is hereby approved for a 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 November 25, 2020. The new expiration date is **February 23, 2021**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

(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 November 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LEO GENECCO & SONS INC. - 3-LOT SUBDIVISION
0000 MOBILE ROAD – R-1-20/AR-2/CC ZONING DISTRICT
CPN 20-051 TM# 55.02-3-119.100
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering Single Stage Subdivision Plan approval for a three (3) lot subdivision, subdividing an existing 50.3 Acre parent parcel to create Lot #7 at 0.506 Acres and Lot #8 at 0.370 Acres with 49.427 Acres of the parent parcel remaining.
2. Detailed on the Subdivision Plans prepared by Venezia Land Surveyors and Civil Engineers, last revised September 10, 2020 and all other relevant information submitted as of October 27, 2020.
3. No improvements are proposed at this time.
4. This is an Unlisted Action under SEQR and does not require coordination. A Short Environmental Assessment Form (EAF) Part 1 was completed by the Applicant.
5. The EAF Part 2 and Part 3 were completed by the Planning Board.
6. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration at the November 12, 2020 Board meeting, concluding SEQR.
7. Zoning Law Determination was prepared dated September 30, 2020:

DETERMINATION:

- Proposed Lot 7 has a lot width of 130 ft. when 200 ft. is required.
- Proposed Lot 8 has a lot width of 100 ft. when 200 ft. is required.
- Proposed Lot 7 has a lot area of 0.51 Acre when 2 Acres is required.
- Proposed Lot 8 has a lot area of 0.37 Acre when 2 Acres is required.
- Right of Way required to proposed lots as no division of land shall result in any parcel becoming landlocked.
- Proposed Right of Way shall meet requirements of Site Development Design Criteria.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to a subdivision for multiple lots within 500 ft. of a municipal border.

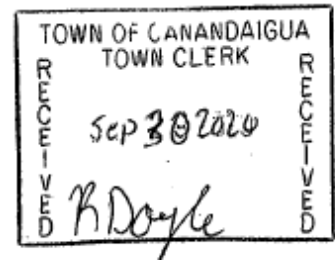
REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 70 ft. lot width variance for Lot 7.
- Application received for 100 ft. lot width variance for Lot 8.
- Application received for 1.49 Acre lot area variance for Lot 7.
- Application received for 1.63 Acre lot area variance for Lot 8.

REFERRAL TO PLANNING BOARD FOR:

- PB approval required for Single-Stage subdivision.
- Applicant is requesting a waiver from Conservation Subdivision.

CODE SECTIONS: Chapter §1-17; §174-7; 174-10; 174-16; 174 Article III; 220-15; 220a Sch.1
Zoning Schedule



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LEO GENECCO & SONS INC. - 3-LOT SUBDIVISION
0000 MOBILE ROAD – R-1-20/AR-2/CC ZONING DISTRICT
CPN 20-051 TM# 55.02-3-119.100
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

FINDINGS

8. The application was referred to the following;
 - CEO
 - Town ECB
 - Highway & Water Superintendent
 - Town Agricultural Advisory Committee
 - MRB Group
 - Ontario County Planning Board
 - Canandaigua City Fire Department
 - Town of Farmington
9. The Town CEO provided comments in an email dated September 24, 2020.
10. The Town Environmental Conservation Board provided comments during their October 1, 2020 meeting.
11. No comments were received from the Town Highway & Water Superintendent.
12. The Agricultural Advisory Committee provided comments during their October 1, 2020 meeting.
13. MRB Group provided comments in a letter dated November 12, 2020.
14. The Ontario County Planning Board provided comments during their October 14, 2020 meeting.

170 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Leo Genecco & Sons	
Tax Map No(s):	55.02-3-119.100	
Brief Description:	Subdivision and area variance for 2 lot subdivision on an extension of Mobile Road by Stella's Flowers off SR 332 south of Canandaigua-Farmington Town Line Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/25912/170-2020-Cdga-Farm-TL-Rd-genecco-subdivision-2020-09-29-	

There are 6 developed single family lots off Mobile Road. The proposed subdivision will create another 2 lots along a private extension of Mobile Road. The lots are 100' and 130' wide with .5 and .4 acres. The remainder lot includes 49.427 acres. There are also an additional 15 acres owned by applicant.

The subdivision plan, but not Oncor indicate substantial wetland areas in the northern and western portions of the parent parcel. Oncor does show the property and adjacent properties are in the agricultural district.

Comments

1. Is easement from Farmington-Canandaigua Town Line Road intended to provide future access to remainder parcel? The applicant should be required to provide an overall development plan for the entire site. In particular, the private extension of Mobile Road may complicate future site development.
2. The EAF indicates stormwater will be conveyed to an established conveyance system, though the subdivision plan does not include any details.

170.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Leo Genecco & Sons	
Tax Map No(s):	55.02-3-119.100	
Brief Description:	Subdivision and area variance for 3 lot subdivision on an extension of Mobile Road by Stella's Flowers off SR 332 south of Canandaigua-Farmington Town Line Road in the Town of Canandaigua.	

See information at 170-2020.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LEO GENECCO & SONS INC. - 3-LOT SUBDIVISION
0000 MOBILE ROAD – R-1-20/AR-2/CC ZONING DISTRICT
CPN 20-051 TM# 55.02-3-119.100
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

FINDINGS

15. The Canandaigua City Fire Department provided comments in a letter dated October 8, 2020.
16. The Town of Farmington provided comments in an email dated September 30, 2020.
17. The Planning Board has considered all documents and comments received as part of their review of the application.
18. 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 subdivision includes a total of 2 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 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LEO GENECCO & SONS INC. - 3-LOT SUBDIVISION
0000 MOBILE ROAD – R-1-20/AR-2/CC ZONING DISTRICT
CPN 20-051 TM# 55.02-3-119.100
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

SINGLE-STAGE SUBDIVISION PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plan approval for a three (3) lot subdivision, subdividing an existing 50.3 Acre parent parcel to create Lot #7 at 0.506 Acres and Lot #8 at 0.370 Acres with 49.427 Acres of the parent parcel remaining and detailed on the Subdivision Plans prepared by Venezia Land Surveyors and Civil Engineers, last revised September 10, 2020 and all other relevant information submitted as of November 24, 2020 (the current application); and

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

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

WHEREAS, on November 24, 2020 the Planning Board made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

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

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

1. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. A note is to be added to the subdivision plan stating no new development is proposed on lots #7 and #8, and lots #7 and #8 are not approved “build-able” lots at this time, requiring Site Plan approval from the Town of Canandaigua Planning Board prior to development occurring on the lots.
3. 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 for lots 7 and 8.
4. The comments within the Town Engineer’s comment letter dated November 12, 2020 are to be addressed to the satisfaction of the Town Engineer prior to the Plans being signed by the Planning Board Chairman.
5. The subdivision plans are to be revised to extend Mobile Road to accommodate access to the proposed lots. Also as required by NYS Fire Code, a dead-end road is to be equipped with a hammerhead turnaround.
6. The plans are to be revised to provide a 60’ R.O.W. easement to the Town of Canandaigua over Mobile Road and filed as part of the subdivision approval. The alignment of the future dedicated road will need to be discussed further with the Town.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LEO GENECCO & SONS INC. - 3-LOT SUBDIVISION
0000 MOBILE ROAD – R-1-20/AR-2/CC ZONING DISTRICT
CPN 20-051 TM# 55.02-3-119.100
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

SINGLE-STAGE SUBDIVISION PLAN APPROVAL RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

(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 November 24, 2020 meeting.

_____ L. S.
John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LEO GENECCO & SONS INC. - 3-LOT SUBDIVISION
0000 MOBILE ROAD – R-1-20/AR-2/CC ZONING DISTRICT
CPN 20-051 TM# 55.02-3-119.100
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

SEQR RESOLUTION – UNLISTED ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plan approval for a three (3) lot subdivision, subdividing an existing 50.3 Acre parent parcel to create Lot #7 at 0.506 Acres and Lot #8 at 0.370 Acres with 49.427 Acres of the parent parcel remaining and detailed on the Subdivision Plans prepared by Venezia Land Surveyors and Civil Engineers, last revised September 10, 2020 and all other relevant information submitted as of November 24, 2020 (the current application); and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form (EAF) Part 1, prepared by the applicant on the above referenced subdivision application (hereinafter referred to as Action); and

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

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

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

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

WHEREAS, the Planning Board has completed Part 2 and Part 3 of the Short EAF; and

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LEO GENECCO & SONS INC. - 3-LOT SUBDIVISION
0000 MOBILE ROAD – R-1-20/AR-2/CC ZONING DISTRICT
CPN 20-051 TM# 55.02-3-119.100
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

SEQR RESOLUTION – UNLISTED ACTION

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

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

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

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

(ALT) Amanda VanLaeken -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LEO GENECCO & SONS INC. - 3-LOT SUBDIVISION
0000 MOBILE ROAD – R-1-20/AR-2/CC ZONING DISTRICT
CPN 20-051 TM# 55.02-3-119.100
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

SEQR RESOLUTION – UNLISTED ACTION

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 November 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

Project: Genecco Subdivision

Date: November 24, 2020

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form

Part 3 Determination of Significance

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

The Planning Board under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed Action. Based upon this evaluation, the Planning Board, in a separate resolution adopted on November 24, 2020 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Town of Canandaigua Planning Board	November 24, 2020
Name of Lead Agency	Date
Charles Oyler	Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Lance Brabant - MRB Group
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTOPHER & DORIA RITCHLIN – LARGE-SCALE SOLAR ENERGY SYSTEM
4459 MIDDLE CHESHIRE ROAD – AR2 ZONING DISTRICT
CPN 20-071 TM# 126.00-1-22.121
SPECIAL USE PERMIT & 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 Special Use Permit and Single Stage Site Plan Approval for a Large-Scale Solar Energy System of 1,444 square feet of area on an existing lot with an existing residence located at 4459 Middle Cheshire Road in the AR2 Zoning District, and detailed on the Site Plans prepared by Buffalo Solar, dated September 11, 2020 and all other relevant information submitted as of November 24, 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, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

(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 November 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTOPHER & DORIA RITCHLIN – LARGE-SCALE SOLAR ENERGY SYSTEM
4459 MIDDLE CHESHIRE ROAD – AR2 ZONING DISTRICT
CPN 20-071 TM# 126.00-1-22.121
SPECIAL USE PERMIT & SINGLE STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering a Special Use Permit and Single Stage Site Plan Approval for a Large-Scale Solar Energy System of 1,444 square feet of area on an existing lot with an existing residence located at 4459 Middle Cheshire Road in the AR2 Zoning District.
2. Detailed on the Site Plans prepared by Buffalo Solar, dated September 11, 2020 and all other relevant information submitted as of November 24, 2020.
3. On November 24, 2020 in compliance with NYS Town Law, the Planning Board held a public hearing using the Zoom on the current application and completed a formal review of the application.
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. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. 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.
6. This application was referred to the following agencies for review and comment by the Development Office:
 - Chris Jensen, Town CEO
 - Town Agricultural Advisory Committee
 - Ontario County Planning Board
 - RG&E
7. Zoning Determination dated October 26, 2020 was completed and offer the following:

DETERMINATION:

- A Solar Energy System that is ground-mounted and exceeds 1,000sq.ft. in total area is detailed as a 'Large-Scale Solar Energy System, per Town Code.
- Large-scale solar energy systems are permitted through the issuance of a special use permit.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board

REFERRAL TO PLANNING BOARD FOR:

- Large Scale Solar Energy Systems are permitted through the issuance of a special use permit in the AR2 zoning district. The Town of Canandaigua Planning Board is empowered to grant special use permit approval in accordance with the provisions of Article 16 of the New York State Town Law.

CODE SECTIONS: Chapter §1-17; §220; §220-34; §220-62.2

8. A referral to the Ontario County Planning Board (OCPB) was completed and no comments were received.
9. Chris Jensen, Town CEO, indicated in an email dated October 23, 2020 that a waiver from a professionally prepared plan is required.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTOPHER & DORIA RITCHLIN – LARGE-SCALE SOLAR ENERGY SYSTEM
4459 MIDDLE CHESHIRE ROAD – AR2 ZONING DISTRICT
CPN 20-071 TM# 126.00-1-22.121
SPECIAL USE PERMIT & SINGLE STAGE SITE PLAN APPROVAL

FINDINGS

10. MRB provided comments in a letter dated November 12, 2020.
11. The Agricultural Advisory Committee provided comments during their November 5, 2020 meeting.

Comments:

- The portion of the field to be used for the solar panels is small and positioned in the corner of the field. There should be no significant issues for the farmer.

MOTION: "The Agriculture Advisory Committee feels that though there will technically be a loss of farmable area in the field due to the construction of the solar arrays, it is not a large area and will not prevent the farmer from continuing to farm the rest of the field. The committee recommends the Town of Canandaigua Planning Board find the proposed project DOES NOT cause a loss of agricultural lands for the Town of Canandaigua."

12. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
13. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of Chapter §220-34, and §220-62.2 of the Town Code.
14. Pursuant to Town Code §220-65 (L) that applicant requested a waiver from a professional prepared site plan dated October 26, 2020. This waiver was granted by the Planning Board.
15. Pursuant to Town Code §220-65 (L) that applicant requested a waiver from the Special Use Requirements associated with a Large Scale Solar project dated _____, 2020. This waiver was granted by the Planning Board.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTOPHER & DORIA RITCHLIN – LARGE-SCALE SOLAR ENERGY SYSTEM
4459 MIDDLE CHESHIRE ROAD – AR2 ZONING DISTRICT
CPN 20-071 TM# 126.00-1-22.121
SPECIAL USE PERMIT & SINGLE STAGE SITE PLAN APPROVAL

SINGLE-STAGE SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit and Site Plan Approval for a Large-Scale Solar Energy System of 1,444 square feet of area on an existing lot with an existing residence located at 4459 Middle Cheshire Road in the AR2 Zoning District, and detailed on the Site Plans prepared by Buffalo Solar, dated September 11, 2020 and all other relevant information submitted as of November 24, 2020 (the current application); and

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

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby **r** Approves without Conditions; **✕ Approves with the following Conditions**; or **r** 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 special use permit and site plan approval, 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 and site plan, shall expire unless renewed by the Planning Board.
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. 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).
5. The comments within the Town Engineer's comment letter dated November 12, 2020 are to be addressed to the satisfaction of the Town Engineer prior to the Plans being signed by the Planning Board Chairman.
6. Pursuant to Town Code §220-65 (L) that applicant requested a waiver from a professional prepared site plan dated October 26, 2020. This waiver was granted by the Planning Board.
7. Pursuant to Town Code §220-65 (L) that applicant requested a waiver from the Special Use Requirements associated with a Large Scale Solar project dated _____, 2020. This waiver was granted by the Planning Board.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTOPHER & DORIA RITCHLIN – LARGE-SCALE SOLAR ENERGY SYSTEM
4459 MIDDLE CHESHIRE ROAD – AR2 ZONING DISTRICT
CPN 20-071 TM# 126.00-1-22.121
SPECIAL USE PERMIT & SINGLE STAGE SITE PLAN APPROVAL

SINGLE-STAGE SITE PLAN APPROVAL RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

(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 November 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTOPHER & DORIA RITCHLIN – LARGE-SCALE SOLAR ENERGY SYSTEM
4459 MIDDLE CHESHIRE ROAD – AR2 ZONING DISTRICT
CPN 20-071 TM# 126.00-1-22.121
SPECIAL USE PERMIT & SINGLE STAGE SITE PLAN APPROVAL**

SPECIAL USE PERMIT APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit and Site Plan Approval for a Large-Scale Solar Energy System of 1,444 square feet of area on an existing lot with an existing residence located at 4459 Middle Cheshire Road in the AR2 Zoning District, and detailed on the Site Plans prepared by Buffalo Solar, dated September 11, 2020 and all other relevant information submitted as of November 24, 2020 (the current application); and

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

WHEREAS, the Planning Board 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 granted site plan approval consistent with the provisions of Chapter §220-35 of the Town Code; and

WHEREAS, the Planning Board determined the Special Use Permit was consistent with the provisions of Chapter §220-34, and §220-62.2 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 §220-34, and §220-62.2.
2. In compliance with Town Code §220-35, and §220-62.2, 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. 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.
5. 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).
6. The comments within the Town Engineer's comment letter dated November 12, 2020 are to be addressed to the satisfaction of the Town Engineer prior to the Plans being signed by the Planning Board Chairman.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTOPHER & DORIA RITCHLIN – LARGE-SCALE SOLAR ENERGY SYSTEM
4459 MIDDLE CHESHIRE ROAD – AR2 ZONING DISTRICT
CPN 20-071 TM# 126.00-1-22.121
SPECIAL USE PERMIT & SINGLE STAGE SITE PLAN APPROVAL

SPECIAL USE PERMIT APPROVAL RESOLUTION

7. Pursuant to Town Code §220-65 (L) that applicant requested a waiver from a professional prepared site plan dated October 26, 2020. This waiver was granted by the Planning Board.
8. Pursuant to Town Code §220-65 (L) that applicant requested a waiver from the Special Use Requirements associated with a Large Scale Solar project dated _____, 2020. This waiver was granted by the Planning Board.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

(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 November 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MCFARLAND JOHNSON REPRESENTING
ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2450 BRICKYARD ROAD – I-INDUSTRIAL ZONING DISTRICT
CPN 20-074 TM# 70.00-1-74.110
SINGLE STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering a Single Stage Site Plan Approval for the construction of a new building accessory to the existing airport use located at 2450 Brickyard Road in the I Zoning District.
2. Detailed on the Site Plans prepared by McFarland Johnson, dated October 7, 2020 and all other relevant information submitted as of November 24, 2020.
3. On November 24, 2020 in compliance with NYS Town Law, the Planning Board held a public hearing using the Zoom on the current application and completed a formal review of the application.
4. This is an Unlisted Action under SEQR and does not require coordination. A Short Environmental Assessment Form (EAF) Part 1 was completed by the Applicant.
5. The EAF Part 2 and Part 3 were completed by the Planning Board.
6. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration at the November 24, 2020 Board meeting, concluding SEQR.
7. This application was referred to the following agencies for review and comment by the Development Office:
 - Canandaigua-Farmington Water/Sewer District
 - Chris Jensen, Town CEO
 - Town Agricultural Advisory Committee
 - James Fletcher, Town Highway & Water Superintendent
 - Town Engineering
 - Ontario County Planning Board
 - Economic Development Committee
 - Canandaigua City Fire Department
8. Zoning Determination dated October 26, 2020 was completed and offer the following:

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 required to be reviewed by the Ontario County Planning Board as it relates to commercial site plan within 500 feet of an agricultural district.

REFERRAL TO PLANNING BOARD FOR:

- Site Plan approval required for development exceeding 1,000 sq. ft. in the Industrial zoning district.

CODE SECTIONS: Chapter §1-17; §220-25; §220-26; §220-39; §220-64; §220a Sch.1 Zoning Schedule

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MCFARLAND JOHNSON REPRESENTING
ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2450 BRICKYARD ROAD – I-INDUSTRIAL ZONING DISTRICT
CPN 20-074 TM# 70.00-1-74.110
SINGLE STAGE SITE PLAN APPROVAL

FINDINGS

9. A referral to the Ontario County Planning Board (OCPB) was completed and comments were provided at their November 12, 2020 meeting:

January 2019 Technical Review Comments

1. What best management practices are planned to mitigate stormwater quantity and quality impacts of increased development?
2. What provisions are planned to safely connect the existing Auburn Trail segment on the NE side of Brickyard Road to the segment along the southwest side of Brickyard on the airport property?
3. The site plan should show all existing airport buildings; infrastructure including septic systems, stormwater management facilities; and ownership of buildings and infrastructure.
4. All hangers on county airport property whether publically or privately owned should be inspected periodically for code compliance.

January 2019 OCDPW Comments (part)

1. The Brickyard Road sewer extension was constructed to facilitate the development of hangers and aviation related businesses on the airport property. All future development should be connected to the Canandaigua Lake County Sewer District on Brickyard Road, not to Centerpointe or the SR 332 Sewer District sewers. All sewer facilities shall conform to the requirements of the Sewer Use Local Law including pretreatment as applicable.

The currently proposed terminal building is much larger than the new terminal building shown on the Airport Master Plan. It is more in line with the scale of the restaurant proposed in this area on the Airport Master Plan. In addition to the 3,000 SF terminal building west of the existing snow removal equipment building and the airport security building, the referred materials show a 1,050 SF outdoor patio and a roof deck on the terminal building, and a proposed septic system connected to the new terminal building. Proposed foundation landscaping includes a mix of shrubs and ornamental grasses. No parking lot landscaping is shown in asphalt parking area for 23 vehicles.

The proposed terminal building floor plan shows 5 toilets, 1 shower, a kitchen and a kitchenette. The floor plan also shows seating for approximately 45 inside including passenger lounge, conference room, flight school, eating area, office, employee breakroom, and pilot lounge with loveseat and double bed and seating for 8 on the 1,050 SF airside outdoor patio and another 2 on the rooftop deck.

November 2020 Comments

1. OCPD is very concerned about another attempt to support airport development with an on-site septic system given the system installed to serve the airport security building approximately 3 years ago has failed.
2. The referring body should require the applicant to document consideration of connection to existing sewer or temporary reliance on holding tanks until a sewer connection is feasible.
3. Is the proposed on-site sewage treatment system sized for the number of contributing sinks, toilets, showers and building/site occupancy anticipated by all or part of the airport master plan? The referring body should consider establishing threshold that would require alternative handling of sewage wastes.
4. Is proposed on-site sewage treatment system intended to serve the nearby airport security building?
5. Should there be landscaping or fencing around the outdoor patio to control access to operational areas of the airstrip?
6. No accessible parking spaces shown.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MCFARLAND JOHNSON REPRESENTING
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SINGLE STAGE SITE PLAN APPROVAL

FINDINGS

November 2020 OCSWCD Comments (soil and erosion control)

1. Will a SWPPP be provided for review in the future? Additional info on Erosion and Sediment Control Plan needed. No soil stockpile, concrete washout, stormwater information listed on preliminary plans.

November 2020 OCSWCD Comments (Septic)

1. Very poorly drained soils with high ground water.
2. Conventional on-site wastewater treatment system proposed.
3. Deep hole data and location not provided.
4. Perc test depth not provided.
5. Proposed septic tank does not appear to be dual chambered.
6. Proposed septic tank does not appear to have effluent filter.
7. Proposed water use/employee/day is likely from NYSDEC 1988 design standards. 25 employees at 15 gallons/day at proposed total leach length with reduction is equivalent to a 2-bedroom house at 390 gallons/day. Suggest alternative capacity calculation that at a minimum eliminates the reduction.
8. Leach line trench length shown at 80' when 60' maximum is recommended.
9. 33% expansion is shown. 100% expansion area is recommended by NYSDOH.
10. It is important concrete locking risers be installed on all three inspection ports for septic tank.

10. Chris Jensen, Town CEO, provided comments in an email dated October 23, 2020:

My only comment on the plan is the lack of information/design on the proposed on-site wastewater system. If you are unable to perform soils testing and provide design prior to Planning Board meeting, I will request that the site plan be conditionally approved and signatures not be placed on plans until receipt of septic design.

11. The Agricultural Advisory Committee provided comments during their November 5, 2020 meeting.

Comments:

- The land is not currently used for farming nor has it been for a long time. There are no issues with the project in relation to farming.

MOTION: "The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES NOT cause a loss of agricultural lands for the Town of Canandaigua."

12. The Town Engineer provided comments in a letter dated November 12, 2020.
13. The Town Highway & Water Superintendent indicated that he had no comments for this application.
14. No comments were received from the Economic Development Committee.
15. No comments were received from the Canandaigua City Fire Department.
16. No comments were received from the Canandaigua-Farmington Water/Sewer District
17. The Planning Board has reviewed these comments and has considered them as part of their review of the application.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MCFARLAND JOHNSON REPRESENTING
ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2450 BRICKYARD ROAD – I-INDUSTRIAL ZONING DISTRICT
CPN 20-074 TM# 70.00-1-74.110
SINGLE STAGE SITE PLAN APPROVAL

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

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 new building accessory to the existing airport use located at 2450 Brickyard Road in the I Zoning District, and detailed on the Site Plans prepared by McFarland Johnson, dated October 7, 2020 and all other relevant information submitted as of November 24, 2020 (the current application); and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form (EAF) Part 1, prepared by the applicant on the above referenced subdivision application (hereinafter referred to as Action); and

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

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

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

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

WHEREAS, the Planning Board has completed Part 2 and Part 3 of the Short EAF; and

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

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2450 BRICKYARD ROAD – I-INDUSTRIAL ZONING DISTRICT
CPN 20-074 TM# 70.00-1-74.110
SINGLE STAGE SITE PLAN APPROVAL

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

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

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

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

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

(ALT)
Amanda VanLaeken -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MCFARLAND JOHNSON REPRESENTING
ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2450 BRICKYARD ROAD – I-INDUSTRIAL ZONING DISTRICT
CPN 20-074 TM# 70.00-1-74.110
SINGLE STAGE SITE PLAN APPROVAL

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

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 November 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MCFARLAND JOHNSON REPRESENTING
ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2450 BRICKYARD ROAD – I-INDUSTRIAL ZONING DISTRICT
CPN 20-074 TM# 70.00-1-74.110
SINGLE STAGE SITE PLAN APPROVAL

SINGLE-STAGE 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 construction of a new building accessory to the existing airport use located at 2450 Brickyard Road in the I Zoning District, and detailed on the Site Plans prepared by McFarland Johnson, dated October 7, 2020 and all other relevant information submitted as of November 24, 2020 (the current application); and

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

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

WHEREAS, on November 24, 2020 the Planning Board, serving as lead agency, made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

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

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby **r** Approves without Conditions; **✕ Approves with the following Conditions**; or **r** 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 comments within the Town Engineer's comment letter dated November 12, 2020 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
3. The landscaping plans are to be revised to specify a fertilizer mix without phosphorus.
4. 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.
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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MCFARLAND JOHNSON REPRESENTING
ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2450 BRICKYARD ROAD – I-INDUSTRIAL ZONING DISTRICT
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SINGLE STAGE SITE PLAN APPROVAL

SINGLE-STAGE SITE PLAN APPROVAL RESOLUTION

6. 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).
7. Design plans for the proposed on-site individual wastewater treatment system are to be provided to the Town of Canandaigua's Code Enforcement Officer prior to signature being affixed to the plans.
8. Prior to the issuance of a C/O an approval from the Canandaigua Lake Watershed Inspector regarding their review of the proposed on-site wastewater treatment system design is to be provided to the Town of Canandaigua Town Development Office.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

(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 November 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

Project: OC-IDA - CPN-20-074

Date: November 24, 2020

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form

Part 3 Determination of Significance

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

The Planning Board under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed Action. Based upon this evaluation, the Planning Board, in a separate resolution adopted on November 24, 2020 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Town of Canandaigua Planning Board	November 24, 2020
Name of Lead Agency	Date
Charles Oyler	Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Lance Brabant - MRB Group
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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

APPLICANT(S): SCOTT MORRELL - MORRELL BUILDERS
PROJECT NAME – LAKEWOOD MEADOWS, SECTION 9D – ST. JAMES PARKWAY
RELEASE – LETTER OF CREDIT RELEASE #2
CPN No. 19-037

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 dated October 29, 2020 and a cover letter from the Town Engineer (MRB Group) dated November 9, 2020 describing the items involved with the subject release of the Surety for this project; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested release of **\$126,829.15** 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 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, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

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

(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 November 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.