

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

1ST 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 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 approved by the Planning Board at their November 24, 2020 meeting; and

WHEREAS, the applicant is still working to address the conditions of approval granted at the November 24, 2020 Planning Board meeting and requested the first 90 day extension from the Planning Board; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☒ **Approves with Previous Conditions (November 24, 2020)** ☐ **Approves with the following Conditions;** or ☐ **Denies the application** for the following reasons:

The Single-Stage Subdivision Plan Approval is hereby approved for the first (1) 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 May 11, 2021. The new expiration date is **August 9, 2021**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, May 11, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
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 May 11, 2021 meeting.

John Robortella, Secretary of the Board

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

1ST 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 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 approved by the Planning Board at their November 24, 2020 meeting; and

WHEREAS, the applicant is still working to address the conditions of approval granted at the November 24, 2020 Planning Board meeting and requested the first 90 day extension from the Planning Board; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☒ **Approves with Previous Conditions (November 24, 2020)** ☐ **Approves with the following Conditions;** or ☐ **Denies the application** for the following reasons:

The Single-Stage Site Plan Approval is hereby approved for the first (1) 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 May 11, 2021. The new expiration date is **August 9, 2021**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, May 11, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
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 May 11, 2021 meeting.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT FOR LARGE SCALE SOLAR
ENERGY SYSTEM (§220, §220-62.2, §220-34)
2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Single-Stage Site Plan Approval and Special Use Permit Approval to construct a 3.25 MW Large Scale Solar Energy System in compliance with §220, §220-62.2, AND §220-34 in the Industrial (IND) zoning district located at 2890 County Road 10 and detailed on site plans dated February 9, 2021, last revised March 19, 2021, prepared by Bergmann Architects, Engineers & Planners, and all other relevant information submitted as of May 11, 2021 (the current application); and

WHEREAS, the Planning Board has reviewed the completed State Environmental Quality Review (SEQR) Full Environmental Assessment Form (EAF), Part 1 prepared by Aura Power Solar USA, LLC (hereinafter referred to as Applicant) on the above referenced Large Scale Solar Energy System Site Plan and Special Use Permit Application (hereinafter referred to as Action); and

WHEREAS, the Planning Board determines that said Action is classified as a Type I Action under the SEQR Regulations; and

WHEREAS, the Planning Board determines that said Action is also subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board determines that it is the most appropriate agency to insure the coordination of this Action and will provide written notifications to the involved and interested agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby declare its intent to be designated as the lead agency for the Action.

BE IT FURTHER RESOLVED, that the Development Office and Town Engineer (MRB Group, D.P.C.) are directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing on or before noon on **Monday, June 21, 2021**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, May 11, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT FOR LARGE SCALE SOLAR
ENERGY SYSTEM (§220, §220-62.2, §220-34)
2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

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 May 11, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
ELEMENT DESIGN BUILD REPRESENTING DAN AND LAURIE HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 21-017 – TM# 140.18-1-6.000
SINGLE-STAGE SITE PLAN APPROVAL

SEQR RESOLUTION – TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single-Stage Site Plan Approval for the construction of a new detached accessory building (garage) with associated site improvements, and stabilization of the site within the RLD zoning district, as shown on the Single Stage Site Plan titled “Hoffend Garage” dated January 2, 2020, and all other relevant information submitted as of May 11, 2021 (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, May 11, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse -
Amanda VanLacken -

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 May 11, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

the 1990s, the number of people in the world who are undernourished has increased from 600 million to 800 million (FAO 2001).

There is a growing awareness of the need to improve the nutritional status of the world's population, and the World Health Organization (WHO) has set a target of halving the number of undernourished people in the world by the year 2015 (WHO 2000). The WHO has also set a target of halving the number of people who are underweight by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are overweight by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are obese by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are malnourished by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are undernourished by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are overweight by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are obese by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are malnourished by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are undernourished by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are overweight by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are obese by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are malnourished by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are undernourished by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are overweight by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are obese by the year 2015 (WHO 2000).

The WHO has also set a target of halving the number of people who are malnourished by the year 2015 (WHO 2000).

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING DANIEL AND LAURIE HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 021-19 – TM# 140.18-1-6.000
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 Single-Stage Site Plan Approval for the construction of a new detached accessory building (garage) with associated site improvements, and stabilization of the site within the RLD zoning district, as shown on the Single Stage Site Plan titled “Hoffend Garage” dated January 2, 2020, last revised April 9, 2021, and all other relevant information submitted as of May 11, 2021 (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

WHEREAS, the application is not required to be reviewed by Ontario County Planning Board as it relates solely to single-family residential site plan (exception #09); and

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

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

1. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.
2. 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. The comments within the Town Engineer’s letter dated May 7, 2021 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
- 4.
- 5.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING DANIEL AND LAURIE HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 021-19 – TM# 140.18-1-6.000
SINGLE-STAGE SITE PLAN APPROVAL

SINGLE STAGE SITE PLAN APPROVAL RESOLUTION

6.

7.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, May 11, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
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 May 11, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING DANIEL AND LAURIE HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 021-19 – TM# 140.18-1-6.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering Single-Stage Site Plan Approval for the construction of a new detached accessory building (garage) with associated site improvements, and stabilization of the site within the RLD zoning district, RLD zoning district.
2. The project is detailed on Single-Stage Site Plan titled “Hoffend Garage” dated January 2, 2020, last revised April 9, 2021, and all other relevant information submitted as of May 11, 2021.
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. A Zoning Law Determination was prepared dated April 13, 2021:

DETERMINATION:

- Proposed detached garage is sufficient area, setbacks, and dimension to meet minimum requirements for zoning and building purposes within the RLD zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board.

REFERRAL TO PLANNING BOARD FOR:

- Site plan review is required for development in the Residential Lake District which exceeds 500sq.ft. and/or 5 cubic yards.

CODE SECTIONS: Chapter §1-17; §220; §220-64; §165-7; §220-21

6. This application was referred to the following agencies for review and comment:
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Town ECB
 - MRB Group
 - William Wright, Ontario County Department of Public Works
7. The Town Engineer provided comments back to the Board dated May 7, 2021.
8. No comments were received from Kevin Olvany.
9. No comments were received from the Town ECB.
10. No comments were received from Ontario County DPW.
11. The Planning Board has considered all comments as part of their review of the application.
12. The application was not required to be reviewed by Ontario County Planning Board as it relates solely to single-family residential site plan (exception #09); and.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING DANIEL AND LAURIE HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 021-19 – TM# 140.18-1-6.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

13. The Planning Board previously reviewed and approved with conditions an application for construction of a two car detached garage at this address on April 9, 2019, under CPN-19-021, however the project was not constructed.
14. 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.
15. The Planning Board thoroughly discussed the Shoreline Development Guidelines with the applicant.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ATL CONTRACTORS
SINGLE-STAGE SITE PLAN FOR MOTOR VEHICLE REPAIR STATION &
SPECIAL USE PERMIT FOR MOTOR VEHICLE SERVICE STATIONS AND MOTOR
VEHICLE REPAIR STATIONS (§220, §220-37, §220-34, §220-23)
5351 EMERSON ROAD – CC ZONING DISTRICT
CPN 21-030 – TM# 56.00-2-25.120

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Single-Stage Site Plan Approval to construct a motor vehicle repair station with parking, stormwater management, and other associated site improvements, and a Special Use Permit for motor vehicle service stations and motor vehicle repair stations in compliance with §220, §220-37, §220-34, and §220-23 in the Community Commercial (CC) zoning district located at 5351 Emerson Road and detailed on site plans dated March 10, 2021, prepared by Marks Engineers, and all other relevant information submitted as of May 11, 2021 (the current application); and

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

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

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

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

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

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

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

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ATL CONTRACTORS
SINGLE-STAGE SITE PLAN FOR MOTOR VEHICLE REPAIR STATION &
SPECIAL USE PERMIT FOR MOTOR VEHICLE SERVICE STATIONS AND MOTOR
VEHICLE REPAIR STATIONS (§220, §220-37, §220-34, §220-23)
5351 EMERSON ROAD – CC ZONING DISTRICT
CPN 21-030 – TM# 56.00-2-25.120

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

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

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ATL CONTRACTORS
SINGLE-STAGE SITE PLAN FOR MOTOR VEHICLE REPAIR STATION &
SPECIAL USE PERMIT FOR MOTOR VEHICLE SERVICE STATIONS AND MOTOR
VEHICLE REPAIR STATIONS (§220, §220-37, §220-34, §220-23)
5351 EMERSON ROAD – CC ZONING DISTRICT
CPN 21-030 – TM# 56.00-2-25.120

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, May 11, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLacken -

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 May 11, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ATL CONTRACTORS
SINGLE-STAGE SITE PLAN FOR MOTOR VEHICLE REPAIR STATION &
SPECIAL USE PERMIT FOR MOTOR VEHICLE SERVICE STATIONS AND MOTOR
VEHICLE REPAIR STATIONS (§220, §220-37, §220-34, §220-23)
5351 EMERSON ROAD – CC ZONING DISTRICT
CPN 21-030 – TM# 56.00-2-25.120

SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Single-Stage Site Plan Approval to construct a motor vehicle repair station with parking, stormwater management, and other associated site improvements, and a Special Use Permit for motor vehicle service stations and motor vehicle repair stations in compliance with §220, §220-37, §220-34, and §220-23 in the Community Commercial (CC) zoning district located at 5351 Emerson Road and detailed on site plans dated March 10, 2021, prepared by Marks Engineers, and all other relevant information submitted as of May 11, 2021 (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 has determined the proposed action to be an Unlisted action and subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

WHEREAS, on May 11, 2021 the Planning Board made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

WHEREAS, on April 27, 2021 in compliance with NYS Town Law, the Planning Board opened a public hearing on the current application, and continued the public hearing to May 11, 2021. and completed a formal review of the application; and

WHEREAS, on May 11, 2021 in compliance with NYS Town Law, the Planning Board held the continued public hearing on the current application, and completed a formal review of the application; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested Single-Stage Site Plan with the following conditions:

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 letter are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
3. The comments within the Town Highway & Water Superintendents letter are to be addressed to the satisfaction of the Town Highway & Water Superintendent prior to signing by the Planning Board Chairman.
4. Prior to the issuance of a C/O an approval from the Canandaigua Lake County Sewer District regarding their review of the sanitary sewer design is to be provided to the Town of Canandaigua.
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).

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ATL CONTRACTORS
SINGLE-STAGE SITE PLAN FOR MOTOR VEHICLE REPAIR STATION &
SPECIAL USE PERMIT FOR MOTOR VEHICLE SERVICE STATIONS AND MOTOR
VEHICLE REPAIR STATIONS (§220, §220-37, §220-34, §220-23)
5351 EMERSON ROAD – CC ZONING DISTRICT
CPN 21-030 – TM# 56.00-2-25.120

SITE PLAN APPROVAL RESOLUTION

6. A separate approval by the Planning Board is required for any building and ground signage.
7. All site security lighting is to comply with the Town lighting regulations contained in §220-77 of the Town Code.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, May 11, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
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 May 11, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ATL CONTRACTORS
SINGLE-STAGE SITE PLAN FOR MOTOR VEHICLE REPAIR STATION &
SPECIAL USE PERMIT FOR MOTOR VEHICLE SERVICE STATIONS AND MOTOR
VEHICLE REPAIR STATIONS (§220, §220-37, §220-34, §220-23)
5351 EMERSON ROAD – CC ZONING DISTRICT
CPN 21-030 – TM# 56.00-2-25.120

SUP APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Single-Stage Site Plan Approval to construct a motor vehicle repair station with parking, stormwater management, and other associated site improvements, and a Special Use Permit for motor vehicle service stations and motor vehicle repair stations in compliance with §220, §220-37, §220-34, and §220-23 in the Community Commercial (CC) zoning district located at 5351 Emerson Road and detailed on site plans dated March 10, 2021, prepared by Marks Engineers, and all other relevant information submitted as of May 11, 2021 (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 has determined the proposed action to be an Unlisted action and subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

WHEREAS, on May 11, 2021 the Planning Board made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

WHEREAS, on April 27, 2021 in compliance with NYS Town Law, the Planning Board opened a public hearing on the current application, and continued the public hearing to May 11, 2021. and completed a formal review of the application; and

WHEREAS, on May 11, 2021 in compliance with NYS Town Law, the Planning Board held the continued public hearing on the current application, and completed a formal review of the application; and

WHEREAS, the Planning Board does hereby determine the proposed Special Use Permit for motor vehicle service stations and motor vehicle repair stations in compliance with the provisions of Chapter §220, §220-37, §220-34, and §220-23 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 owner of the premises with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code §220, §220-37, §220-34, and §220-23.
2. In compliance with Town Code §220-35 and §220-64 the Town Zoning Officer may make an on-site visit at least once over the course of the year, 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. In the event of any complaints about the Special Use Permit operations being filed with the Code Enforcement Officer and failure to take corrective action by the applicant shall be brought to the attention of the Planning Board.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ATL CONTRACTORS
SINGLE-STAGE SITE PLAN FOR MOTOR VEHICLE REPAIR STATION &
SPECIAL USE PERMIT FOR MOTOR VEHICLE SERVICE STATIONS AND MOTOR
VEHICLE REPAIR STATIONS (§220, §220-37, §220-34, §220-23)
5351 EMERSON ROAD – CC ZONING DISTRICT
CPN 21-030 – TM# 56.00-2-25.120

SUP APPROVAL RESOLUTION

4. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
5. The comments within the Town Highway & Water Superintendents letter are to be addressed to the satisfaction of the Town Highway & Water Superintendent prior to signing by the Planning Board Chairman.
6. The comments within the Town Engineers letter are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
7. Prior to the issuance of a C/O an approval from the Canandaigua Lake County Sewer District regarding their review of the sanitary sewer design is to be provided to the Town of Canandaigua.
8. 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).
9. A separate approval by the Planning Board is required for any building and ground signage.
10. All site security lighting is to comply with the Town lighting regulations contained in §220-77 of the Town Code.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, May 11, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
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 May 11, 2021 meeting.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ATL CONTRACTORS
SINGLE-STAGE SITE PLAN FOR MOTOR VEHICLE REPAIR STATION &
SPECIAL USE PERMIT FOR MOTOR VEHICLE SERVICE STATIONS AND MOTOR
VEHICLE REPAIR STATIONS (§220, §220-37, §220-34, §220-23)
5351 EMERSON ROAD – CC ZONING DISTRICT
CPN 21-030 – TM# 56.00-2-25.120

FINDINGS

1. The Planning Board has received an application for a Single-Stage Site Plan Approval to construct a motor vehicle repair station with parking, stormwater management, and other associated site improvements, and a Special Use Permit for motor vehicle service stations and motor vehicle repair stations in compliance with §220, §220-37, §220-34, and §220-23 in the Community Commercial (CC) zoning district located at 5351 Emerson Road.
2. Detailed on site plans dated March 10, 2021, prepared by Marks Engineers, and all other relevant information submitted as of May 11, 2021.
3. On Tuesday, April 27, 2021 in compliance with NYS Town Law, the Planning Board held a public hearing using telecommunications (Zoom) on the current application and completed a formal review of the application.
4. The Planning Board has classified the project as an Unlisted Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations.
5. On May 11, 2021 the Planning Board made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR.
6. The applicant has submitted an application for a Special Use Permit for motor vehicle service stations and motor vehicle repair stations in compliance with the provisions of Chapter §220, §220-37, §220-34, and §220-23 of the Town Code.
7. A Zoning Determination was completed by the Zoning Officer dated February 27, 2020:

DETERMINATION:

- Motor vehicle service stations and motor vehicle repair stations are a specially permitted use within the 'CC' zoning district.
- Landscape plan does not meet the conditions and standards of Town Code §220-37: *Such uses shall be screened from adjacent uses by a buffer area not less than 10 feet in depth composed of densely planted evergreen shrubbery, solid fencing, or a combination of both which, in the opinion of the Town Planning Board, will be adequate to prevent the transmission of headlight glare across the district boundary line. The Town Planning Board shall determine on an individual-case basis how close to the right-of-way the landscaped buffer shall be required to be installed. Such buffer screen shall have a minimum height of six feet above the ground. If said shrubbery becomes decayed and fails to provide an adequate screen, the Zoning Officer shall direct the property owner to replace said shrubs.*

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:

- Development which exceeds 1,000sq.ft. in the 'CC' zoning district require site plan approval by Planning Board.
- Special use permits approval is required. The Town of Canandaigua Planning Board is hereby empowered to grant special use permit approval.

CODE SECTIONS: Chapter §1-17; §220; §220-37; §220-34; §220-23

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ATL CONTRACTORS
SINGLE-STAGE SITE PLAN FOR MOTOR VEHICLE REPAIR STATION &
SPECIAL USE PERMIT FOR MOTOR VEHICLE SERVICE STATIONS AND MOTOR
VEHICLE REPAIR STATIONS (§220, §220-37, §220-34, §220-23)
5351 EMERSON ROAD – CC ZONING DISTRICT
CPN 21-030 – TM# 56.00-2-25.120

8. The Planning Board has determined the Special Use Permit is in compliance with §220, §220-37, §220-34, and §220-23 of the Town Code.
9. This application was referred to the following agencies for review and comment:
 - Robin MacDonald, Canandaigua-Farmington Water and Sewer District
 - John Berry, Canandaigua Lake County Sewer District
 - Chris Jensen, Town CEO
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway and Water Superintendent
 - MRB Group
 - Ontario County Planning Board
 - Frank Magnera, Canandaigua City Fire Department
10. A referral to the Ontario County Planning Board (OCPB) was completed and comments were provided.

Comments

- 1) The proposed site access is close to the Victory Honda access. Consideration should be given to feasibility of shared access.
- 2) No landscaping plan is provided. Frontage and foundation landscaping should be required. Depending on the extent and character of retained perimeter vegetation, additional perimeter landscaping may also be desirable.

CLCSD Comment Preliminary plan under view. Detailed plan of proposed pretreatment units for the floor drain and permit required.

OCSWCD Comments

- 1) Update concrete truck washout specs. Page 2.24 of the New York State Blue Book
- 2) Location of concrete washout not specified.
- 3) Be sure that outlet from stormwater pond is maintained on the property and does not cross over to neighbor's property.
- 4) Review maintenance requirements for silt fence in New York State Blue Book.

11. The Canandaigua Lake County Sewer District provided comments in an email dated April 2, 2021:
 - CPN-21-030 - Permit Required for connection along with plan review. Pretreatment units will be required for this type of facility and a bypass pumping plan will also be required.
12. No comments were received from Chris Jensen, Town CEO.
13. Comments were received from Jim Fletcher, Town Highway and Water Superintendent:

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ATL CONTRACTORS
SINGLE-STAGE SITE PLAN FOR MOTOR VEHICLE REPAIR STATION &
SPECIAL USE PERMIT FOR MOTOR VEHICLE SERVICE STATIONS AND MOTOR
VEHICLE REPAIR STATIONS (§220, §220-37, §220-34, §220-23)
5351 EMERSON ROAD – CC ZONING DISTRICT
CPN 21-030 – TM# 56.00-2-25.120

- ATL contractors. Application # CPN-21-030.
 - Open cutting of Emerson road is not allowed. Directional drill under the road to connect to the sanitary sewer.
 - Water is operated by Canandaigua Farmington water district.

14. Comments were received from the Town ECB:

Environmental concerns:

- Mitigation of storm water runoff from proposed structure. Project includes a large amount of paved area to support proposed automobile service station. Such facilities can contribute to non-point source pollution; as rainfall or snowmelt, moving over and through the ground, picks up and carries natural and human-made pollutants. Despite SEQR statement storm water from site will ultimately flow off-site through the existing draining swale on-site.
- Per zoning law determination, a landscape plan has not been provided with the application. The current site plan does identify the type of screening that will be employed along Emerson Road.

Recommendation:

- That the applicant provides a more detailed landscape plan for the property detailing additional vegetation/fencing at the site.
- Determine status of the existing drainage basin on site and consider other measures to better control or dissipate runoff in the event of overflow of the drainage basin during heavy storm events.

15. MRB Group provided comments in a letter dated April 22, 2021.

16. No comments were received from the Canandaigua City Fire Department.

17. Planning Board has reviewed and considered all comments received.

18. 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 §220-37, §220-34 and §220-23.

Project: ATL Contractors

Date: May 11, 2021

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, as the designated lead agency for this Action, 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 May 11, 2021 as 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 <hr/> Name of Lead Agency	May 11, 2021 <hr/> Date
Charles Oyler <hr/> Print or Type Name of Responsible Officer in Lead Agency	Planning Board Chairman <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	Lance S. Brabant - MRB Group <hr/> Signature of Preparer (if different from Responsible Officer)

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING CRAIG PALMER
4155 WOOLHOUSE ROAD – AR2 ZONING DISTRICT
CPN 21-037 – TM# 111.00-1-71.130
SINGLE-STAGE SITE PLAN APPROVAL

SEQR RESOLUTION – TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single-Stage Site Plan Approval for the construction of a new single family residence with associated site improvements on an existing undeveloped lot within the AR2 zoning district, as shown on the Single Stage Site Plan titled “Site Plan prepared for Craig Palmer” prepared by Venezia Land Surveyors and Civil Engineers, and all other relevant information submitted as of May 11, 2021 (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, May 11, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
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 May 11, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

Table 1. The mean (SD) age, height, weight, and body mass index (BMI) of the 100 children in the study

Measure	Mean (SD)
Age (years)	10.2 (0.5)
Height (cm)	145.2 (10.1)
Weight (kg)	38.5 (10.2)
BMI (kg m ⁻²)	18.6 (3.2)

the children were asked to perform the following tasks:

1. To perform a series of 10 sprints (10 m) over a 100 m track.
2. To perform a series of 10 sprints (10 m) over a 100 m track.

The children were then asked to perform the following tasks:

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TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING CRAIG PALMER
4155 WOOLHOUSE ROAD – AR2 ZONING DISTRICT
CPN 21-037 – TM# 111.00-1-71.130
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 Single-Stage Site Plan Approval for the construction of a new single family residence with associated site improvements on an existing undeveloped lot within the AR2 zoning district, as shown on the Single Stage Site Plan titled “Site Plan prepared for Craig Palmer” prepared by Venezia Land Surveyors and Civil Engineers, and all other relevant information submitted as of May 11, 2021 (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

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

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

1. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.
2. 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. The comments within the Town Engineer’s letter dated April 22, 2021 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
4. Prior to the issuance of a building permit approval from the Canandaigua Lake Watershed Inspector regarding their review of the on-site wastewater treatment system design is to be provided to the Town of Canandaigua Town Development Office.
5. Prior to signatures being affixed to the plans all comments from the Town of Canandaigua Code Enforcement Officer are to be addressed.
6. 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.
- 7.
- 8.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING CRAIG PALMER
4155 WOOLHOUSE ROAD – AR2 ZONING DISTRICT
CPN 21-037 – TM# 111.00-1-71.130
SINGLE-STAGE SITE PLAN APPROVAL

SINGLE STAGE SITE PLAN APPROVAL RESOLUTION

9.

10.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, May 11, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
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 May 11, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

the 1990s, the number of people in the UK who are aged 65 and over has increased by 1.5 million (1990–1999) and is projected to increase by a further 1.5 million by 2020 (Office for National Statistics 2000).

There is a growing awareness of the need to develop strategies to meet the needs of the ageing population. The Department of Health (2000) has identified the need to develop a new paradigm of care for the ageing population, one that is based on the concept of 'active ageing'. This paradigm is based on the idea that ageing is a process, not a state, and that the goal of care should be to promote the health and well-being of older people, rather than to simply manage their decline. This paradigm is based on the idea that older people should be able to live independently, to participate in social activities, and to be able to manage their own health and well-being.

The Department of Health (2000) has identified a number of key areas for action in order to develop this new paradigm of care. These include: (1) promoting the health and well-being of older people; (2) promoting the independence of older people; (3) promoting the participation of older people in social activities; and (4) promoting the ability of older people to manage their own health and well-being. These areas of action are based on the idea that older people should be able to live independently, to participate in social activities, and to be able to manage their own health and well-being.

The Department of Health (2000) has also identified a number of key areas for action in order to develop this new paradigm of care. These include: (1) promoting the health and well-being of older people; (2) promoting the independence of older people; (3) promoting the participation of older people in social activities; and (4) promoting the ability of older people to manage their own health and well-being. These areas of action are based on the idea that older people should be able to live independently, to participate in social activities, and to be able to manage their own health and well-being.

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TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING CRAIG PALMER
4155 WOOLHOUSE ROAD – AR2 ZONING DISTRICT
CPN 21-037 – TM# 111.00-1-71.130
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering Single-Stage Site Plan Approval for the construction of a new single family residence with associated site improvements on an existing undeveloped lot within the AR2 zoning district.
2. The project is detailed on Single-Stage Site Plan titled “Site Plan prepared for Craig Palmer” prepared by Venezia Land Surveyors and Civil Engineers, and all other relevant information submitted as of May 11, 2021.
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. A Zoning Law Determination was prepared dated April 29, 2021:

DETERMINATION:

- A single-family dwelling is a principally permitted use within the AR2 zoning district.
- Parcel 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

REFERRAL TO PLANNING BOARD FOR:

- Site plan review is required for development of a new single-family dwelling on an undeveloped parcel.

CODE SECTIONS: Chapter §1-17; §220

6. This application was referred to the following agencies for review and comment:
 - Tyler Ohle, Canandaigua Lake Watershed Inspector
 - Chris Jensen, Town CEO
 - Town Environmental Conservation Board
 - Town Agricultural Advisory Committee
 - James Fletcher, Town Highway and Water Superintendent
 - Chief Chris Brown, Cheshire Fire Department
7. Tyler Ohle, Watershed Inspector, provided comments in an email dated May 4, 2021:

This office was present for the soil investigation of the onsite wastewater treatment system for this proposed residence; however has not received plans for the wastewater system.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING CRAIG PALMER
4155 WOOLHOUSE ROAD – AR2 ZONING DISTRICT
CPN 21-037 – TM# 111.00-1-71.130
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

8. Comments were received from Chris Jensen, Town CEO, in an email dated April 29, 2021:

Assigned an address to the parcel:
4155 Woolhouse Road

Comments:

- Driveway appears to be over 1,400ft. long.

[NY] 511.2.2 Turnaround. When driveways are in excess of 500 feet (152 400 mm) in length and do not exit to another fire apparatus access road or public street, a turnaround shall be provided suitable for use by fire apparatus.

[NY] 511.2.3 Turnouts. Driveways in excess of 500 feet (152 400 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts along the driveway that are a minimum 20 feet in width for a length of 50 feet (15 240 mm) in length. The turnouts shall be placed at intervals not to exceed 500 feet (152 400 mm) along the driveway.

[NY] 511.2.4 Stability. Driveways, including bridges and other supporting structures of driveways, shall be constructed to support fire apparatus in all weather conditions.

- verify stability of stream crossing to support fire apparatus
- Detail location of stream and stream crossing structure on plan. (culvert pipe?)

9. No comments were received from the Town ECB.
10. No comments were received from the Town AAC.
11. No comments were received from Jim Fletcher, Town Highway and Water Superintendent.
12. No comments were received from the Cheshire Fire Department.
13. The Planning Board has considered all comments as part of their review of the application.
14. 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.
15. The Planning Board makes the following findings pursuant to New York State Town Law § 276 and Town Code § 111-8 and § 111-9.
- 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 of 2018 indicates that the Town is in need of more land for parks and recreation.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING CRAIG PALMER
4155 WOOLHOUSE ROAD – AR2 ZONING DISTRICT
CPN 21-037 – TM# 111.00-1-71.130
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

- The proposed new residential dwelling will enable an increase the Town's population.
- This increase in population will intensify the need for land to be used for parks and recreation.
- 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.