

Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424

Phone (585) 394-1120 • Fax (585) 394-9476

Planning Board Decision Notification

Meeting Date: April 25, 2023

Project: CPN-22-012

Applicant

Marks Engineering
c/o Brennan Marks, P.E.
4303 State Route 5&20
Canandaigua, NY 14424

Owners

Properties of the
Fingerlakes LLC
(Angelo Licciardello,
Sunset Ridge Estates/
Lakewood Custom
Homes)
8242 East Bluff Drive
Penn Yan, NY 14527

Project Type

Amended Preliminary
Overall (Phased)
Subdivision Plan

Project Location

3535 State Route
364

Tax Map #

98.19-1-20.100

TYPE OF APPLICATION:

- ☒ Amended Preliminary Overall (Phased)
☒ Subdivision ☐ Site Plan ☐ Special Use Permit

Applicant Request:

- ☒ Granted ☐ Denied ☐ Tabled
☐ Continued to:
☒ See attached resolution(s)

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR):

- ☐ Type I ☐ Type II ☐ Unlisted
☐ See Attached resolution(s):

Negative Declaration Date:

Positive Declaration Date:

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Recommendation To:

- ☐ Town Board ☐ ZBA ☐ N/A ☐ See attached resolution(s)

Recommendation:

Surety Requirements:

☐ Landscaping: \$

☐ Other (specify): \$

THIS APPROVAL SHALL EXPIRE IF YOU FAIL TO
OBTAIN THE PLANNING BOARD CHAIR'S SIGNATURE
ON THE FINAL PLAN BY: 10-25-23
YOU ARE RESPONSIBLE FOR REQUESTING AN
EXTENSION PRIOR TO THIS EXPIRATION DATE IF
THIS REQUIREMENT CANNOT BE MET.

Surety Release:

Certified By:

Chairperson, Planning Board

Date:

4/26/23

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ANGELO LICCIARDELLO
SUNSET RIDGE ESTATES/ LAKEWOOD CUSTOM HOMES
RESIDENTIAL DEVELOPMENT
3535 STATE ROUTE 364 – R-1-20 ZONING DISTRICT
CPN 22-012 – TM# 98.19-1-20.100
PRELIMINARY OVERALL (PHASED) SUBDIVISION PLAN APPROVAL

AMENDED PRELIMINARY OVERALL (PHASED) SUBDIVISION PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for Preliminary (Phased) Overall Subdivision approval divide a 33.18 acre parcel into 31 single family lots ranging in size from +/- 0.46 acres to +/- 2.74 acres and for the construction of 31 single-family residential dwellings and associated roadways, utilities, infrastructure, and other improvements, in the Residential (R-1-20) zoning district located at 3535 State Route 364, and detailed on site plans dated February 1, 2022, last revised May 2, 2022; and sheets C100, C101, C102, PLAT, and EASEMENT, all last revised May 17, 2022; all prepared by Marks Engineering, and all other relevant information submitted as of June 14, 2022 (the current application); and

WHEREAS, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Planning Board declared this to be a Type I Action and a Determination of Non-Significance was adopted June 14, 2022; and

WHEREAS, in compliance with NYS Town Law, the Planning Board held public hearings on the Preliminary Overall (Phased) Subdivision Plan application at meeting dates of April 12, 2022, May 10, 2022, May 24, 2022, and June 14, 2022; and

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

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

1. The Preliminary Overall Subdivision Plan Approval with conditions as specified is valid for a period of 180 days from today. If revised Preliminary Overall Subdivision Plans meeting all conditions of approval have not been submitted and signed prior to the end of this period, than this resolution shall become null and void unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of building permits pursuant to Town Code Chapter 111 and NYS Town Law.
3. A Management and Operation Plan/ Agreement and HOA documents for the overall project shall be submitted to the Town Attorney for review and approval and such approval shall be obtained prior to the Planning Board Chairman's signature being affixed to the Final Phase 1 Subdivision Plans.
4. The comments within the Town Engineer comment letter and any subsequent reviews are to be addressed to the satisfaction of the Town Engineer prior to Preliminary Overall Subdivision Plans being signed by the Planning Board Chairman.
5. The comments within the Town Highway & Water Superintendent comment letter and any subsequent reviews are to be addressed to the satisfaction of the Town Highway & Water

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Superintendent prior to Final Phase 1 Subdivision Plans being signed by the Planning Board Chairman.

6. All comments from Canandaigua Lake County Sewer District are to be addressed and approval of the sanitary sewer design and district extension are to be obtained and submitted to the Town prior to Final Phase 1 Subdivision Plans being signed by the Planning Board Chairman.
7. All comments from NYS Department of Transportation (DOT) are to be addressed and approval of the design prior to Final Phase 1 Subdivision Plans being signed by the Planning Board Chairman.
8. The Management and Operation Plan/ Agreement for the Conservation Easement shall be submitted to the Town Attorney for review and approval and such approval shall be obtained prior to Final Phase 1 Subdivision Plans being signed by the Planning Board Chairman.
9. Lots 20-31 will require individual site plan approval from the Town of Canandaigua Planning Board prior to issuance of permits and construction taking place on said lots. A note is to be added to the Preliminary Overall Subdivision Plans to this effect.
10. Lots 1-19 as part of the building permit application for each lot are to be forwarded to the Town PRC meeting for review and compliance with the Final Subdivision Plans. If the PRC determines that the plans are not in compliance with the Final Subdivision Plans, then PRC will forward the individual lot plan to the Planning Board for review and approval.
11. A fully executed road maintenance agreement between the Town of Hopewell and the Town of Canandaigua regarding proposed Road 'B' must be submitted by the applicant to the Town of Canandaigua prior to receiving signatures on Final Phase 3 and/or Phase 4 Subdivision Plans.
12. Proposed Road 'B' as depicted on the Preliminary Overall Subdivision Plans for Section 3 and Section 4 is to be a public road and dedicated to the Town of Canandaigua. A note is to be added to the plans.
13. The Preliminary Subdivision Plans are to be revised to depict conservation easement markers/ plaques along the property lines of each proposed lot along the conservation easement areas and a detail of the conservation easement marker is to be added to the plans.
14. The applicants proposed Deed Restriction language is to be submitted to the Town of Canandaigua Town Attorney for review and approval prior to signatures being affixed to the Final Phase 1 Subdivision Plans.
15. The Preliminary Overall Subdivision Plans are to be revised to update the construction sequence identifying that the stormwater management facility is to be installed prior to issuance of building permits.

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16. All easements identified on the Preliminary Overall Plans are to be forwarded to the Town of Canandaigua for review and approval by the Town Attorney prior to dedication occurring.
17. The Preliminary Overall Subdivision Plans are to be updated to indicate that sidewalks along NYS Route 364 are to be installed from the southern property line of Lot 19 to the northern property line of Lot 1 and to be constructed as part of Section 1.
18. The U.S. Army Corps of Engineers (ACOE) jurisdictional review and determination letter is to be provided to the Town of Canandaigua prior to signatures being affixed to the Final Subdivision Plans for any section.

The above resolution was offered by Bob Lacourse and seconded by Amanda VanLaeken at a meeting of the Planning Board held on Tuesday, April 25, 2023. Following discussion thereon, the following roll call vote was taken and recorded:

Mark Tolbert -	<i>AYE</i>
Scott Neal -	<i>AYE</i>
Bob Lacourse -	<i>AYE</i>
Amanda VanLaeken -	<i>AYE</i>
Charles Oyler -	<i>AYE</i>

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 April 25, 2023 meeting.


John Robortella, Secretary of the Board

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APR 27 2023

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