

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

## PLANNING BOARD

Tuesday, March 22, 2016, 6:30 p.m.

## MEETING AGENDA

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

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### Pledge of Allegiance

### Introduction of Board Members and Staff

### Overview of Emergency Evacuation Procedure

### Attest to the Publishing of Legal Notices

### Privilege of the Floor

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### SKETCH PLANS:

CPN-009-16 Bayer Architecture, representing Joel Reiser and Nancy Hyman, owners of property at 5265 Menteth Drive, TM#140.11-1-25.000, has submitted sketch plans for variance requests to the Zoning Board of Appeals.

### CONTINUED PUBLIC HEARINGS / ONE STAGE SITE PLANS:

CPN-118-15 Venezia Associates, representing German Brothers Industrial Park, LLC, owners of property at 0000 North Street, TM#70.00-1-69.110, is requesting one stage site plan approval for the construction of a boat storage facility and a special use permit for outside boat storage in the IND zoning district.

### NEW PUBLIC HEARINGS / ONE-STAGE SITE PLANS:

CPN-115-15 Marathon Engineering, representing Ted & Patricia Brewer, owner of property at 4727 County Road 16, TM#140.11-1-30.000, is requesting one stage site plan approval for a tear-down/rebuild of a single-family dwelling in the RLD zoning district. *\*Applicant has requested to be heard at the 4/19/16 ZBA meeting\**

CPN-010-16 Venezia Associates representing Jeffery & Laurie Twombly, owner of property at 4341 Tichenor Point Drive, TM#126.12-2-13.100, is requesting a one stage site plan approval for tear down/rebuild of a single-family dwelling in the RLD zoning district.

CPN-011-16 Venezia Associates representing Joy Wegman, owner of property at 4417 County Road 16, TM#126.16-2-3.310, is requesting a one stage site plan approval for the tear-down/rebuild of a single family dwelling in the RLD zoning district.

### CLOSED PUBLIC HEARINGS:

*None at this time*

**NEW PRELIMINARY (PHASED) SITE PLANS:**

*None at this time*

**INCOMPLETE APPLICATION / ADDITIONAL INFORMATION REQUIRED:**

CPN-027-15 BME Associates representing RSM West Lake LLC, owner of property at 3950 County Road 16 (The Residences at West Lake Road), TM#112.000-1-24.100, requesting an Amended (Phased) Final Subdivision Plan approval to subdivide the 61 single-family lots into 16 single-single family lots with seven lots in the SCR-1 Zoning District and nine lots within the RLD, a similar road Alignment; preservation of open space areas; utility improvements including water, sanitary, storm sewers; and storm-water management areas. (Continued from the meetings of June 23, 2015, July 14, 2015, August 25, 2015, September 22, 2015, October 27, 2015, November 10, 2015, November 24, 2015 and February 9, 2016; and from the discussion of this application at a Special Workshop held on August 11, 2015)

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**BOARD BUSINESS**

- Approval of March 8, 2016 meeting minutes
- Referrals to Town Board: *None at this time*
- Recommendations to Zoning Board of Appeals: *None at this time*
- Recommendations to the Code Enforcement Officer: *None at this time*
- Resubdivision / Annexations: *None at this time*
- Letter of Credit/Bond Releases:
- Comprehensive Plan – General Discussion
- Other Business as Required:

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**STAFF REPORTS**

**UPCOMING APPLICATIONS**

**APRIL 12, 2016 MEETING:**

**ADJOURNMENT**



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES FOR GERMAN BROTHERS INDUSTRIAL PARK, LLC  
- BOAT STORAGE – 0000 NORTH STREET (COUNTY ROAD 30)  
CPN 118-15 - TM# 70.00-1-69.110 - INDUSTRIAL (I) ZONING DISTRICT  
SPECIAL USE PERMIT – §220-35 & §220-43  
COMMERCIAL OUTDOOR STORAGE OF BOATS AND BOAT ACCESSORIES  
SINGLE-STAGE SITE PLAN APPROVAL - CONTINUATION

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for Single-Stage Site Plan Approval for the construction of 6 boat storage buildings, an office and boat repair building, associated utility, drainage, landscaping, and lighting improvements as detailed on site plans dated December 18, 2015 prepared by Venezia Associates and all other relevant information submitted as of March 22, 2016 (the current application); and

**WHEREAS**, the Planning Board is also considering an application for Special Use Permit for commercial outdoor storage of boats and boat accessories (§220-35 & §220-43) in the Industrial Zoning District as a primary use or in addition to an existing primary use located at 0000 North Street (County Road 30); and

**WHEREAS**, the applicant and the Planning Board have agreed to continue this application to a later date to allow additional time for revisions to the comments received; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to table the application and continue the Public Hearing to their **Tuesday, \_\_\_\_\_, 2016** Planning Board Meeting.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, March 22, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oyler -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

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 March 22, 2016 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARATHON ENGINEERING FOR EDWARD AND PATRICIA BREWER  
4727 COUNTY ROAD 16 – RLD ZONING DISTRICT  
CPN-114,115-15 TM# 140.11-1-30.000  
ONE-STAGE SITE PLAN APPROVAL - CONTINUATION

**WHEREAS**, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a One-Stage Site Plan Approval for the demolition and rebuild of a single-family dwelling and a garage located at 4727 County Road 16 within the RLD zoning district, detailed plans stamped received December 18, 2015 and all other relevant information submitted as of March 22, 2016 (the current application); and

**WHEREAS**, the Zoning Board of Appeals at their March 15, 2016 meeting continued this application to their April 19, 2016 meeting; and

**WHEREAS**, the Planning Board cannot act on this application until the requested area variance(s) has been approved by the ZBA or revised site plans eliminating the need for an area variance(s) are provided; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to table the application and continue it to their Tuesday, April 26, 2016 Planning Board Meeting.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, March 22, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oyler -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

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 March 22, 2016 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES REPRESENTING JEFFERY & LOURIE TWOMBLY  
TEAR DOWN & REBUILD SINGLE FAMILY DWELLING  
4341 TICHENOR POINT DRIVE – RLD DISTRICT  
CPN 010-16 TM# 126.12-2-13.100  
SINGLE-STAGE SITE PLAN APPROVAL - SEQR RESOLUTION – TYPE II ACTION

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the tear down and rebuild of a single family dwelling (4,316 sq. ft.) located at 4341 Tichenor Point Drive within the RLD zoning district and detailed on site plans last revised February 22, 2016 and all other relevant information submitted as of March 22, 2016 (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, March 22, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oyler -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

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 March 22, 2016 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES REPRESENTING JEFFERY & LOURIE TWOMBLY  
TEAR DOWN & REBUILD SINGLE FAMILY DWELLING  
4341 TICHENOR POINT DRIVE – RLD DISTRICT  
CPN 010-16 TM# 126.12-2-13.100  
SINGLE-STAGE SITE PLAN APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the tear down and rebuild of a single family dwelling (4,316 sq. ft.) located at 4341 Tichenor Point Drive within the RLD zoning district and detailed on site plans last revised February 22, 2016 and all other relevant information submitted as of March 22, 2016 (the current application); and

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

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

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

**WHEREAS**, this application was forwarded to Ontario County Planning Board (referral no. 38-2016) and comments were provided dated March 1, 2016; and

**WHEREAS**, the Ontario County Planning made no formal recommendation to deny or approve; 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. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and accepted by the Town Board prior to the issuance of building permits.
3. A Renovation Permit from Ontario County DPW as per the comment letter dated March 3, 2016 is required prior to the issuance of a Certificate of Occupancy.
4. The comments within the Town Engineer's letter dated March 16, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
5. The comments within the Town Highway and Water Superintendents letter dated February 26, 2016 are to be addressed to the satisfaction of the Town Highway and Water Superintendent prior to signing by the Planning Board Chairman.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES REPRESENTING JEFFERY & LOURIE TWOMBLY  
TEAR DOWN & REBUILD SINGLE FAMILY DWELLING  
4341 TICHENOR POINT DRIVE – RLD DISTRICT  
CPN 010-16 TM# 126.12-2-13.100  
SINGLE-STAGE SITE PLAN APPROVAL

6. The Planning Board has discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements and determined that the proposed site plans are in compliance with the Town's Shoreline Development Guideline requirements.
- 7.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, March 22, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oylar -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

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 March 22, 2016 meeting.

\_\_\_\_\_  
L. S.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
VENEZIA ASSOCIATES REPRESENTING JEFFERY & LOURIE TWOMBLY  
TEAR DOWN & REBUILD SINGLE FAMILY DWELLING  
4341 TICHENOR POINT DRIVE – RLD DISTRICT  
CPN 010-16 TM# 126.12-2-13.100  
SINGLE-STAGE SITE PLAN APPROVAL

1. The Town of Canandaigua Planning Board received an application for Single-Stage Site Plan approval for the tear down and rebuild of a single family dwelling approximately 4,316 sq. ft.
2. The proposed project is located at 4341 Tichenor Point Drive within the RLD zoning district and detailed on site plans last revised February 22, 2016 and all other relevant information submitted as of March 22, 2016.
3. Public sewer and water is available.
4. The project includes a new water service connection requiring the approval from the Town Water Superintendent.
5. The project includes a new sanitary lateral connection requiring the approval from the Canandaigua Lake County Sewer District.
6. 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.
7. 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.
8. This application was referred to the following agencies for review and comment:
  - Kevin Olvany, Canandaigua Lake Watershed Council
  - John Berry, Canandaigua County Sewer District
  - Ray Henry, Town Historian
  - Town Environmental Conservation Board
  - James Fletcher, Highway and Water Superintendent
  - MRB Group, Town Engineer
  - Ontario County Planning Board
  - Michael Miller, Chief Cheshire Fire Department
  - Harold Keppner, Army Corps of Engineers
  - Benjamin Groth, NYSDEC
  - Carleen Pierce, Canandaigua City School District
  - Code Enforcement Officer
9. A referral to the Ontario County Planning Board (OCPB) was completed and reviewed at the March 9, 2016 meeting.
10. Ontario County Planning made no formal recommendation to deny or approve.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
VENEZIA ASSOCIATES REPRESENTING JEFFERY & LOURIE TWOMBLY  
TEAR DOWN & REBUILD SINGLE FAMILY DWELLING  
4341 TICHENOR POINT DRIVE – RLD DISTRICT  
CPN 010-16 TM# 126.12-2-13.100  
SINGLE-STAGE SITE PLAN APPROVAL

11. No comments were received from the Environmental Conservation Board.
12. Comments were received from Ontario County DPW in a letter dated march 3, 2016 requiring the applicant to obtain a Renovation Permit.
13. Comments were received from the Town Engineer in a letter dated March 16, 2016.
14. Comments were received from the Town Highway and Water Superintendent in a letter dated February 26, 2016.
15. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
16. A Zoning Law Determination was provided dated February 18, 2016 with the following determination:

**DETERMINATION:**

- Applicant shall request a Certificate of Nonconformity and provide documentation to identify and describe all instances wherein the nonconformity fails to comply with the provisions of this chapter and the date they were established, prior to final approval of the site plan.
17. The proposed application is in compliance with the Zoning Law Determination.
  18. No Variances were required.
  19. 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.
  20. The Planning Board discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements.
  21. The Planning Board determined that the proposed site plans are in compliance with the Town's Shoreline Development Guideline requirements.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES REPRESENTING JOY WEGMAN  
TEAR DOWN & REBUILD SINGLE FAMILY DWELLING  
4417 COUNTY ROAD 16 – RLD DISTRICT  
CPN 011-16 TM# 126.16-2-3.310

SINGLE-STAGE SITE PLAN APPROVAL - SEQR RESOLUTION – TYPE II ACTION

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the tear down and rebuild of a single family dwelling (6,022 sq. ft.) located at 4417 County Road 16 within the RLD zoning district and detailed on site plans dated February 12, 2016 and all other relevant information submitted as of March 22, 2016 (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, March 22, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oyler -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

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 March 22, 2016 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES REPRESENTING JOY WEGMAN  
TEAR DOWN & REBUILD SINGLE FAMILY DWELLING  
4417 COUNTY ROAD 16 – RLD DISTRICT  
CPN 011-16 TM# 126.16-2-3.310  
SINGLE-STAGE SITE PLAN APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the tear down and rebuild of a single family dwelling (6,022 sq. ft.) located at 4417 County Road 16 within the RLD zoning district and detailed on site plans dated February 12, 2016 and all other relevant information submitted as of March 22, 2016 (the current application); and

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

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

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

**WHEREAS**, this application was forwarded to Ontario County Planning Board (referral no. 40-2016) and comments were provided dated March 1, 2016; and

**WHEREAS**, the Ontario County Planning made no formal recommendation to deny or approve; 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. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and accepted by the Town Board prior to the issuance of building permits.
3. A Renovation Permit from Ontario County DPW as per the comment letter dated March 3, 2016 is required prior to the issuance of a Certificate of Occupancy.
4. The comments within the Town Engineer's letter dated March 16, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
5. The comments within the Town Highway and Water Superintendents letter dated February 26, 2016 are to be addressed to the satisfaction of the Town Highway and Water Superintendent prior to signing by the Planning Board Chairman.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES REPRESENTING JOY WEGMAN  
TEAR DOWN & REBUILD SINGLE FAMILY DWELLING  
4417 COUNTY ROAD 16 – RLD DISTRICT  
CPN 011-16 TM# 126.16-2-3.310  
SINGLE-STAGE SITE PLAN APPROVAL

6. The Planning Board has discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements and determined that the proposed site plans are in compliance with the Town's Shoreline Development Guideline requirements.
7. An approval from New York State Department of Environmental Conservation (NYSDEC) and Army Corps of Engineers (ACOE) regarding the relocation of the stream is required to be provided to the Town Development Office prior to the issuance of building permits.
- 8.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, March 22, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oylar -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

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 March 22, 2016 meeting.

L. S.

\_\_\_\_\_  
John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES REPRESENTING JOY WEGMAN  
TEAR DOWN & REBUILD SINGLE FAMILY DWELLING  
4417 COUNTY ROAD 16 – RLD DISTRICT  
CPN 011-16 TM# 126.16-2-3.310  
SINGLE-STAGE SITE PLAN APPROVAL

1. The Town of Canandaigua Planning Board received an application for Single-Stage Site Plan approval for the tear down and rebuild of a single family dwelling approximately 6,022 sq. ft.
2. The proposed project is located at 4417 County Road 16 within the RLD zoning district and detailed on site plans dated February 12, 2016 and all other relevant information submitted as of March 22, 2016.
3. Public sewer and water is available.
4. The project includes a new water service connection requiring the approval from the Town Water Superintendent.
5. The project includes a new sanitary sewer lift station and grinder pump including forcemain improvements requiring the approval from the Canandaigua Lake County Sewer District.
6. The project includes the relocation of the existing stream and associated piping requiring the approval from NYSDEC and ACOE.
7. 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.
8. 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.
9. This application was referred to the following agencies for review and comment:
  - Kevin Olvany, Canandaigua Lake Watershed Council
  - John Berry, Canandaigua County Sewer District
  - William Wright, Ontario County DPW
  - Ray Henry, Town Historian
  - Town Environmental Conservation Board
  - James Fletcher, Highway and Water Superintendent
  - MRB Group, Town Engineer
  - Ontario County Planning Board
  - Michael Miller, Chief Cheshire Fire Department
  - Harold Keppner, Army Corps of Engineers
  - Benjamin Groth, NYSDEC
  - Carleen Pierce, Canandaigua City School District

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES REPRESENTING JOY WEGMAN  
TEAR DOWN & REBUILD SINGLE FAMILY DWELLING  
4417 COUNTY ROAD 16 – RLD DISTRICT  
CPN 011-16 TM# 126.16-2-3.310  
SINGLE-STAGE SITE PLAN APPROVAL

10. A “No Impact” letter was received from the State Historic Preservation Office (SHPO) dated January 30, 2014.
11. A referral to the Ontario County Planning Board (OCPB) was completed and reviewed at the March 9, 2016 meeting.
12. Ontario County Planning made no formal recommendation to deny or approve.
13. No comments were received from the Environmental Conservation Board.
14. Comments were received from Ontario County DPW in a letter dated march 3, 2016 requiring the applicant to obtain a Renovation Permit.
15. Comments were received from the Town Engineer in a letter dated March 16, 2016.
16. Comments were received from the Town Highway and Water Superintendent in a letter dated February 26, 2016.
17. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
18. A Zoning Law Determination was provided dated February 22, 2016 with the following determination:

**DETERMINATION:**

- One single-family dwelling per lot is a permitted principal use within the RLD zoning district.
  - The existing detached garage (across County Road 16) is under 900sq.ft., less than 16ft. in height, and is a permitted accessory structure within the RLD zoning district.
  - The area and dimensions of the proposed development meets the requirements for zoning and building purposes. (lot coverage, building coverage, and setbacks)
  - The total area of disturbance for the project is approximately 1.3 acres and requires permit coverage from the NYSDEC. (SPDES General permit for Stormwater Discharges from Construction Activities) The project involves disturbance within an area of class ‘F’ soils. Due to the existence of existing impervious cover, the project is eligible for coverage under the General permit.
  - The project involves filling and grading quantities which require the applicant to obtain a soil & erosion control permit from the Town.
19. The proposed application is in compliance with the Zoning Law Determination.
  20. No Variances were required.
  21. 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.
  22. The Planning Board discussed the character of the proposed shoreline in relation to the Town’s Shoreline Development Guideline requirements.
  23. The Planning Board determined that the proposed site plans are in compliance with the Town’s Shoreline Development Guideline requirements.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES FOR RSM WEST LAKE LLC  
THE RESIDENCES AT WEST LAKE ROAD  
CPN-027-15 TM# 112.00-1-24.100

AMENDED (PHASED) FINAL SUBDIVISION PLAN APPROVAL - CONTINUATION

**WHEREAS**, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering an Amended (Phased) Final Subdivision Plan approval to subdivide the 61 single-family lots into 16 single-family lots, with 7 lots in the SCR-1 and 9 within the RLD, a similar road alignment, preservation of open space areas, utility improvements including water, sanitary, storm sewers, and stormwater management areas as described on the subdivision plans dated May 2015, last revised July 31, 2015 and all other relevant information submitted as of March 22, 2016 (the current application), and

**WHEREAS**, the New York State Department of Environmental Conservation (NYSDEC) issued a comment letter dated August 10, 2015 to the applicant requesting the subdivision plans be revised to address their comments to remain eligible for coverage under the Construction Stormwater General Permit; and

**WHEREAS**, the Planning Board has requested revised subdivision plans be provided; and

**WHEREAS**, the Planning Board cannot act on this application until the requested information by the NYSDEC has been addressed and revised subdivision plans provided; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to table the application and continue the Public Hearing to their \_\_\_\_\_, 2016 Planning Board Meeting.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, March 22, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oyler -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

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 March 22, 2016 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.



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

**APPLICANT(S): SCOTT MORRELL - MORRELL BUILDERS  
PROJECT NAME – LAKEWOOD MEADOWS, SECTION 9A  
RELEASE – LETTER OF CREDIT RELEASE #2  
CPN No. 094-14**

**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 February 26, 2016 and a cover letter from the Town Engineer (MRB Group) dated March 15, 2016 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 partial release of **\$83,340.58** 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, March 22, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oylar -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

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 March 22, 2016 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.