

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, March 24, 2015, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY: Thomas Schwartz
BOARD MEMBERS: Richard Gentry, Jane Hollen, Charles Oyler, Ryan Staychock
SECRETARY: Kathy Gingerich
STAFF MEMBERS: Lance Brabant, MRB Group
Christian Nadler, Planning Board Attorney
Douglas Finch, Director of Development

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

SKETCH PLANS: *None at this time*

CONTINUED PUBLIC HEARINGS: *None at this time*

NEW PUBLIC HEARINGS:

CPN-095-14 Venezia Associates, representing Joan Mead, owner of property at 1985 County Road 8, TM#56.00-2-41.100, is requesting single-stage subdivision approval for a two-lot subdivision in the R-1-30 zoning district.

CLOSED PUBLIC HEARINGS: *None at this time*

FINAL SUBDIVISIONS: *None at this time*

CONTINUED PRELIMINARY (PHASED) SITE PLANS: *None at this time*

NEW PRELIMINARY (PHASED) SITE PLANS: *None at this time*

CONTINUED FINAL (PHASED) / ONE-STAGE SITE PLANS:

CPN-091-14 Design Works Architecture, representing Elizabeth & Robert Withers, owners of property at 3582 County Road 16, TM#98.17-1-21.000, is requesting one stage site plan approval for a residential addition in the RLD zoning district. *(continued to April 14 meeting)*

NEW FINAL (PHASED) / ONE-STAGE SITE PLANS:

CPN-009-15 Kirk Wright, representing Randall Farnsworth, owner of property at 5375 Thomas Road, TM#70.06-1-62.110, is requesting one stage site plan approval to place a ground sign in the CC zoning district.

BOARD BUSINESS

- ❑ Approval of March 10, 2015 meeting minutes
- ❑ Referrals from Town Board: *None at this time*
- ❑ Recommendations to Zoning Board of Appeals:
- ❑ Recommendations to the Code Enforcement Officer: *None at this time*
- ❑ Resubdivision / Annexations: *None at this time*
- ❑ Letter of Credit/Bond Releases: *None at this time*
- ❑ Comprehensive Plan – General Discussion
- ❑ Other Business as Required:
 - OnCor training
 - Lakeside Estates Section 3 – 90-day extension request

STAFF REPORTS:

- ❑ Town Consulting Engineer
- ❑ Planning Board Attorney
- ❑ Director of Development
- ❑ Board Member Reports
- ❑ Topics

UPCOMING APPLICATIONS

April 14, 2015 Meeting:

- Applications:
 - Old Brookside Section 6 – 90-day extension request
 - Vision Nissan – 90-day extension request
- Conservation easements (follow-up to Meeting of the Boards discussion)

ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JOAN L. MEAD (2-LOT SUBDIVISION)
1985 COUNTY ROAD 8
CPN 0095-14 – TM#56.00-2-41.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering single stage subdivision plan approval for a 2-lot subdivision in the R-1-30 zoning district creating 2 lots from the 3.581-acre parent parcel including Lot 1 at 2.271 acres, Lot 2 at 1.310 acres with no new development proposed and all other relevant information submitted as of March 24, 2015 (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 Joan Mead 2-Lot Subdivision application (hereinafter referred to as Action); and

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

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

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

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the Short 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 animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JOAN L. MEAD (2-LOT SUBDIVISION)
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SEQR – DETERMINATION OF SIGNIFICANCE

- (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 and no development is proposed;
- (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.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, March 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JOAN L. MEAD (2-LOT SUBDIVISION)
1985 COUNTY ROAD 8
CPN 0095-14 – TM#56.00-2-41.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

I, Kathleen Gingerich, 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 24, 2015 meeting.

Kathleen Gingerich, Secretary of the Board L. S.

Project:	Joan Mead - 2-Lot Subdivision
Date:	March 24, 2015

**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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>

Project: Mead Subdivision

Date: March 24, 2015

**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 proposed action is a 2-Lot subdivision of land with no proposed development at this time. The lots are identified as "non build-able" requiring site plan approval from the Town Planning Board if development were proposed. Each site plan application would then be required to complete the SEQR process.

<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	March 24, 2015
Name of Lead Agency	Date
Thomas Schwartz	Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer) -MRB Group

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JOAN L. MEAD (2-LOT SUBDIVISION)
1985 COUNTY ROAD 8
CPN 0095-14 – TM#56.00-2-41.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering single stage subdivision plan approval for a 2-lot subdivision in the R-1-30 zoning district creating 2 lots from the 3.581-acre parent parcel including Lot 1 at 2.271 acres, Lot 2 at 1.310 acres with no new development proposed and all other relevant information submitted as of March 24, 2015 (the current application), and

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

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

WHEREAS, on March 24, 2015 the Planning Board, serving as lead agency, made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR, and

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

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

1. A note is to be added to the subdivision plans stating that no new development is proposed and that lots 1 and 2 are not approved build-able lots and require Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring on these lots.
2. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
3. 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.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, March 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JOAN L. MEAD (2-LOT SUBDIVISION)
1985 COUNTY ROAD 8
CPN 0095-14 – TM#56.00-2-41.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

I, Kathleen Gingerich, 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 24, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR JOAN L. MEAD (2-LOT SUBDIVISION)
1985 COUNTY ROAD 8
CPN 0095-14 – TM#56.00-2-41.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering single stage subdivision plan approval for a 2-lot subdivision in the R-1-30 zoning district.
2. Applicant is proposing to subdivide a 3.581 acre parcel creating 2 Lots including Lot 1 at 2.271 acres and Lot 2 at 1.310 acres.
3. Proposed Lot 2 contains an existing driveway off County Road 8 and a single family dwelling.
4. Proposed Lot 1 is a vacant lot.
5. No new development proposed at this time.
6. Separate site plan approval by the Planning Board is required prior to any development occurring on the proposed lots.
7. This is an Unlisted Action under SEQR and does not require coordination. A Short Environmental Assessment Form (EAF) Part 1 was completed by the Applicant.
8. The EAF Part 2 and Part 3 were completed by the Planning Board.
9. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
10. An area variance was requested to allow 60 feet of road frontage for proposed Lot 1 where 125 feet of road frontage is required.
11. An area variance was granted by the ZBA on August 14, 2007 approving the requested area variance of 65 feet for road frontage of proposed Lot 1.
12. This application was referred to the following agencies for review and comment:
 - Ontario County Planning Board
 - Ontario County Agricultural Review Board
13. A referral to the Ontario County Planning Board (OCPB) was completed and reviewed at the March 11, 2015 meeting.
14. They designated the application as a Class 1 with no formal recommendation to deny or approve as this is a single family residential subdivision under five lots.
15. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
16. The Subdivision Plan depicts both lots with an accessible driveway location that meets the American Association of State Highway and Transportation Officials (AASHTO) requirements for sight distance.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR JOAN L. MEAD (2-LOT SUBDIVISION)
1985 COUNTY ROAD 8
CPN 0095-14 – TM#56.00-2-41.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

17. Lots 1 and 2 are considered not approved “build-able” lots and require Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring on these lots.
18. Pursuant to Chapter 111 of Town Code and NYS Town Law the Planning Board may choose to require set aside of parkland or payment of a fee in lieu thereof when reviewing plans for residential development.
19. The Planning Board makes the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
20. The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed subdivision which creates 3 new lots, all greater than 5-acres.
21. The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
22. The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
23. This increase in population will intensify the need for land to be used for parks and recreation.
24. A suitable park of adequate size to meet the Town’s needs cannot be properly located on the proposed subdivision plat.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIRK WRIGHT FOR FARNSWORTH
PLACEMENT OF ONE GROUND SIGN
5375 THOMAS ROAD
CPN 009-15 TM# 70.06-1-62.110
SINGLE-STAGE SITE PLAN - 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 placement of one ground sign for the Randall Farnsworth located at 5375 Thomas Road in the CC District and as described on the renderings received by the Town Development Office dated February 11, 2015 and all other relevant information submitted as of March 24, 2015 (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 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

I, Kathleen Gingerich, 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 24, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIRK WRIGHT FOR FARNSWORTH
PLACEMENT OF ONE GROUND SIGN
5375 THOMAS ROAD
CPN 009-15 TM# 70.06-1-62.110
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 placement of one ground sign for the Randall Farnsworth located at 5375 Thomas Road in the CC District and as described on the renderings received by the Town Development Office dated February 11, 2015 and all other relevant information submitted as of March 24, 2015 (the current application), and

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

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

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

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

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

1. The Single-Stage Site Plan Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Single-Stage Site Plan Approval have been met and shown on revised drawings the Planning Board Chairperson's signature shall be affixed to the site plans and the sign renderings and the maps filed in the Town Development Office within 180 days from today.
3. The proposed ground and building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and shall be submitted to the Town Development Office for approval.
4. Supporting structure shall not be illuminated.
5. Supporting structure shall not have any copy other than the street number.
6. Supporting structure shall not be used to hang or support any temporary signage or advertising.
7. The Planning Board granted the waiver from a professional prepared site plan pursuant to Town Code §220-65 (L).

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIRK WRIGHT FOR FARNSWORTH
PLACEMENT OF ONE GROUND SIGN
5375 THOMAS ROAD
CPN 009-15 TM# 70.06-1-62.110
SINGLE-STAGE SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, March 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

I, Kathleen Gingerich, 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 24, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
KIRK WRIGHT FOR FARNSWORTH
PLACEMENT OF ONE GROUND SIGN
5375 THOMAS ROAD
CPN 009-15 TM# 70.06-1-62.110
SINGLE-STAGE SITE PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering a Single-Stage Site Plan approval relocation of one ground sign for Randall Farnsworth Buick, GMC, Cadillac from 2555 State Route 332 and install it at 5375 Thomas Road in the CC District.
2. The above referenced information is based on the Site Plans and renderings received by the Town Development Office dated February 11, 2015 and all other relevant information submitted as of March 24, 2015.
3. There are no other site improvements proposed as part of this application other than the relocation of an existing ground sign.
4. The existing sign to be relocated is a 40 sq.ft. free standing ground sign.
5. All signage is to be a maximum of 40.0 sq. ft. per the Town of Canandaigua Town Code.
6. The proposed ground sign meets with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) as per the Zoning Law Determination dated February 26, 2015.
7. No Variances are required.
8. The street identification number is to be located on the pole.
9. The ground sign is proposed to be relocated to 5375 Thomas Road in front of the Randall Farnsworth Buick, GMC, Cadillac building 15 feet off the property line and 83 feet from the State Route 332 right-of-way.
10. The project was reviewed in compliance with applicable procedural requirements including a coordinated review pursuant to State Environmental Quality Review Act (SEQRA) and the Town of Canandaigua Planning Board's Rules of Procedure.
11. 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 and Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
12. This application was referred to the following agencies and Staff for review and comment:
 - William Wright, Ontario County DPW
 - Greg Trost, NYSDOT
 - Ontario County Planning Board
13. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received.
14. Ontario County Planning Board made no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.
15. The Planning Board has reviewed these comments and has considered them as part of their review of the application.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
KIRK WRIGHT FOR FARNSWORTH
PLACEMENT OF ONE GROUND SIGN
5375 THOMAS ROAD
CPN 009-15 TM# 70.06-1-62.110
SINGLE-STAGE SITE PLAN APPROVAL

16. Comments were received from John Berry of Ontario County DPW in an email dated March 9, 2015.
17. Comments were received from Gregory Trost of NYS Department of Transportation in an email dated March 4, 2015.
18. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
19. A Town of Canandaigua Waiver Request from a professional prepared site plan pursuant to Town Code §220-65 (L) was completed and provided to the Planning Board dated February 23, 2015.
20. The Planning Board granted the waiver from a professional prepared site plan.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DDS ENGINEERS FOR LAND CRAFTERS DEVELOPMENT – 4196 COUNTY ROAD 16
LAKESIDE ESTATES, SECTION 3, PHASE 1
CPN-076-14 TM# 126.00-1-59.100
FINAL SUBDIVISION (PHASED) PLAT APPROVAL
1ST 90 DAY EXTENSION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has considered the above referenced request for the first 90-day extension of the Final (Phased) Subdivision Plat approval of the Lakeside Estates, Section 3, Phase 1 Plans dated September 12, 2014 and last revised January 12, 2015 prepared by The DDS Companies Engineering and as requested for in an email dated March 16, 2015 from Bero Contracting and Development Corp.; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board **Approves with Previous Conditions (October 14, 2014)** **Approves with the following Conditions;** or **Denies the application** for the following reasons:

The Final (Phased) Subdivision Plat approval of the Lakeside Estates, Section 3, Phase 1 is hereby approved for the first 90-day extension, as provided for in Section 276.7 (c) of New York State Town Law, which shall expire 90 days from the previous expiration date of April 13, 2015. The new expiration date is **July 12, 2015**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, March 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

I, Kathleen Gingerich, 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 24, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.