

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, April 26, 2016, 6:30 p.m.

MEETING AGENDA

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

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 / ONE STAGE SITE PLANS:

NONE AT THIS TIME

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-009-16 Bayer Landscape Architecture, representing Joel Reiser & Nancy Hyman, owners of property at 5265 Mentheth Drive, TM#140.11-1-25.000, has submitted sketch plans for variance requests to the Zoning Board Appeals. **Applicant has requested to be heard at the 5/17/16 ZBA Meeting**
- CPN-013-16 Linda Maltese owner of Onanda Bed & Breakfast at 4926 County Road 16, TM#154.06-1-12.00, has submitted application for a special use permit to increase the number of rooms for rent in an existing bed & breakfast from two rooms to three rooms for rent. By adding a third room for rent the establishment becomes a "Tourist Home" and requires a special use permit.
- CPN-016-16 Venezia & Associates, representing Randall Farnsworth, owner of property at 2555 State Route 332, TM#70.11-1-36.000, is requesting a special use permit to convert former auto dealership into a collision shop and seeking single stage subdivision approval in the CC zoning district.

- CPN-017-16 Venezia & Associates, representing Caitlin Schwartz, owner of property at 5287 Irish Settlement, TM#153.00-1-88.230, has submitted an application for one stage site plan approval to build a new single family dwelling in the RR-3 zoning district.
- CPN-018-16 Venezia & Associates, representing Cory Westbrook, owner of property at 4118 Onnalinda Drive, TM#113.17-1-31.00, is requesting a one stage site plan approval to build a new single family dwelling in the SCR-1 zoning district.
- CPN-019-16 Sarah Genecco, owner of property at 3255 & 3259 State Route 364, TM#98.08-1-12.000 & 98.08-1-13.200, is requesting a “temporary” special use permit for a period starting May1st and ending October 31st of the year 2016. The permit is requested so that the owner may use the property for parking during seasonal events that occur near the owner’s property.

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*

INCOMPLETE APPLICATION / ADDITIONAL INFORMATION REQUIRED:

BOARD BUSINESS

- ☐ Approval of April 12, 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: *None at this time*
- ☐ Comprehensive Plan – General Discussion
- ☐ Other Business as Required:

STAFF REPORTS

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

UPCOMING APPLICATIONS

MAY 10, 2016 MEETING:

- 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)
- CPN-056-15 Venezia for Jan Rt. 332 Realty (Ontario Honda): request for 2nd 90 day extension.
- CPN-118-15 Venezia Associates, representing German Brothers Industrial Park, LLC, owners of
CPN-014-16 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.

May 24, 2016 Meeting:

- CPN-021-16 Brenda & Mike Lucey, owners of property at 3356 Hickox Road, TM#96.00-1-18.120, are requesting a one stage site plan approval to build a 2,872 sq. ft. single family dwelling in the AR2 zoning district.

ADJOURNMENT

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
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 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 dated December 9, 2015 and last revised February 22, 2016 and all other relevant information submitted as of April 26, 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, April 26, 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 April 26, 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
SINGLE STAGE SITE PLAN APPROVAL**

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 dated December 9, 2015 and last revised February 22, 2016 and all other relevant information submitted as of April 26, 2016 (the current application); and

WHEREAS, this application was forwarded to Ontario County Planning Board for review and a recommendation of DENIAL was provided; 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. 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. An approval from Canandaigua Watershed and NYSDOH regarding their review of the of the existing septic system and leach field and the proposed improvements is to be provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman signature being affixed to the site plans.
3. 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.
4. A landscaping 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.
5. 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.

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
SINGLE STAGE SITE PLAN APPROVAL

6. The comments within the Town Engineer's letter dated April 22, 2016 regarding their review of the site plans are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
7. The comments within the Town Highway and Water Superintendents letter dated December 29, 2015 are to be addressed to the satisfaction of the Town Highway and Water Superintendent prior to signing by the Planning Board Chairman.
8. Demo Permit and Building Permit applications are to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.
9. The following notes regarding phosphorous use should be added to the plans:
 - No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
 - If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC regulations.

10.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 26, 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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

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

1. The applicant has submitted plans for Single Stage Site Plan approval for the demolition of an existing single-family dwelling, detached garage, and an accessory structure and for the construction of a new single family dwelling, attached garage, decks/balconies, and porch including associated site improvements located at 4727 County Road 16 within the RLD Zoning District.
2. The above referenced information is based on the Site Plans titled Preliminary/Final Site Plan Edward and Patricia Brewer dated December 9, 2015, last revised February 22, 2016 prepared by Marathon Engineering and all other relevant information submitted as of April 26, 2016.
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.
4. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. This application was referred to the following agencies and Staff for review and comment:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Program Manager
 - John Berry, Canandaigua Lake County Sewer District
 - William Wright, Ontario County DPW
 - Ray Henry, Town Historian
 - Town Environmental Conservation Board
 - James Fletcher, Highway & Water Superintendent
 - MRB Group, Town Engineer
 - Ontario County Planning Board
 - Ontario County Ag Review Board
 - Michael Miller, Chief, Cheshire Fire Dept.
 - Harold Keppner, Army Corps of Engineers
 - Benjamin Groth, Regional Director, NYSDEC
 - Carleen Pierce, Canandaigua City School District
6. A zoning determination was completed dated April 14, 2016 with the following determination:
 - A single family dwelling with a detached garage is a permitted principal use in the RLD zoning district.
 - Prior to issuance of a building permit, permit application shall detail the amount of excavation and fill associated with the proposed project.
 - The applicant shall apply for Flood Plain Development Permit prior to the issuance of a building permit.

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

7. The following area variances were requested by the applicant:
 - A 2.0' principal building height area variance application shall be submitted to the ZBA.
 - A 19.0' principal building rear setback area variance application shall be submitted to the ZBA.
 - A 2.2% building lot coverage area variance application shall be submitted to the ZBA.
 - A 4.9% lot coverage area variance application shall be submitted to the ZBA.
8. The ZBA granted an approval of the variances at their April 19, 2016 meeting.
9. No comments were received from the following:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Program Manager
 - John Berry, Canandaigua Lake County Sewer District
 - William Wright, Ontario County DPW
 - Ray Henry, Town Historian
 - Town Environmental Conservation Board
 - Ontario County Ag Review Board
 - Michael Miller, Chief, Cheshire Fire Dept.
 - Harold Keppner, Army Corps of Engineers
 - Benjamin Groth, Regional Director, NYSDEC
 - Carleen Pierce, Canandaigua City School District
10. The Planning Board discussed the need for an approval from the Canandaigua Lake Watershed Inspector and NYSDOH regarding the existing septic system and leach field area and the proposed improvements.
11. Ontario County Planning Board made a recommendation of DENIAL for this application.
12. Comments were received from the Town Engineer in a letter dated April 22, 2015.
13. Comments were received from the Town Highway and Water Superintendent dated December 29, 2015.
14. The Planning Board has reviewed and considered all comments offered.
15. The project is located within the RLD and on Canandaigua Lake, therefore the Planning Board discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements.
16. The Planning Board determined that site plans meets the Town's Shoreline Development Guideline requirements.
17. The Planning Board discussed the need for a landscaping surety to be provided prior to construction beginning.
18. The Planning Board discussed the need for a soil stabilization and erosion control surety to be provided prior to construction beginning.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BAYER LANDSCAPE ARCHITECTURE FOR JOEL REISER & NANCY HYMAN
TEAR DOWN & REBUILD SINGLE FAMILY DWELLING
5265 MENTETH DRIVE – RLD DISTRICT
CPN 009-16 TM# 140.11-1-25.000
SINGLE-STAGE SITE PLAN APPROVAL - CONTINUATION

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 (4,461 sq. ft.) and a 457 sq.ft. detached garage located at 5265 Menteth Drive within the RLD zoning district and detailed on sketch plans dated February 12, 2016, last revised February 22, 2016 and all other relevant information submitted as of April 26, 2016 (the current application); and

WHEREAS, the application requires area variance(s) to be granted by the Zoning Board of Appeals (hereinafter referred to as Zoning Board); and

WHEREAS, the Zoning Board at its April 19, 2016 meeting approved the requested variances; and

WHEREAS, the Planning Board cannot act on this application until the applicant submits site plans for review; 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 **Tuesday, May 17, 2016** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 26, 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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LINDA MALTESE – ONANDA BY THE LAKE BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)
4926 WEST LAKE ROAD – RR-3 ZONING DISTRICT
CPN 013-16 TM# 154.06-1-12.000
SEQR RESOLUTION- TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for Tourist Home (Bed-and-Breakfast) to increase the number of rooms for rent from two (2) to three (3) in the existing Onanda by the Lake Bed & Breakfast located at 4926 West Lake Road in the RR-3 zoning district; and

WHEREAS, this application was forwarded to Ontario County Planning Board for review; 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, April 26, 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 April 26, 2016 meeting.

L. S.
John Robortella, Secretary of the Board

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LINDA MALTESE – ONANDA BY THE LAKE BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)
4926 WEST LAKE ROAD – RR-3 ZONING DISTRICT
CPN 013-16 TM# 154.06-1-12.000
SPECIAL USE PERMIT APPROVAL**

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for Tourist Home (Bed-and-Breakfast) to increase the number of rooms for rent from two (2) to three (3) in the existing Onanda by the Lake Bed & Breakfast located at 4926 West Lake Road in the RR-3 zoning district; and

WHEREAS, this application was forwarded to Ontario County Planning Board for review and a recommendation of approval was provided; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, on April 26, 2016 in compliance with NYS Town Law, the Planning Board held a 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 to be consistent with the provisions of Chapter §220-35 and §220-61 of the Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested Special Use Permit with the following conditions:

1. The special use permit shall remain in effect for the current and future owners of the premises and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code §220-35 and §220-61.
2. In compliance with Town Code §220-35 and §220-61 the Town Zoning Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. 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.
4. In the event of any complaints about the proposed 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.
5. This specially permitted use if not begun, by way of start of operations or physical development of the site, within one year of the Planning Board vote to approve the special use permit, shall expire unless renewed by the Planning Board.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LINDA MALTESE – ONANDA BY THE LAKE BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)
4926 WEST LAKE ROAD – RR-3 ZONING DISTRICT
CPN 013-16 TM# 154.06-1-12.000
SPECIAL USE PERMIT APPROVAL

6. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
7. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
8. A separate approval by the Planning Board is required for proposed building and ground signage.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 26, 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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LINDA MALTESE – ONANDA BY THE LAKE BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)
4926 WEST LAKE ROAD – RR-3 ZONING DISTRICT
CPN 013-16 TM# 154.06-1-12.000
SITE PLAN APPROVAL**

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for Tourist Home (Bed-and-Breakfast) to increase the number of rooms for rent from two (2) to three (3) in the existing Onanda by the Lake Bed & Breakfast located at 4926 West Lake Road in the RR-3 zoning district; and

WHEREAS, this application was forwarded to Ontario County Planning Board for review and a recommendation of approval was provided; and

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

WHEREAS, on April 26, 2016, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board approved the request for a Special Use Permit and determined the Special Use Permit was consistent with the provisions of Chapter §220-35 and §220-61 of the Town Code; 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. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
3. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
4. All building and ground signage will require separate approval by the Planning Board.
5. All site lighting is to comply with the Town's lighting standards set forth in §220-77.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LINDA MALTESE – ONANDA BY THE LAKE BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)
4926 WEST LAKE ROAD – RR-3 ZONING DISTRICT
CPN 013-16 TM# 154.06-1-12.000
SITE PLAN APPROVAL

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 26, 2016 meeting.

John Robortella, Secretary of the Board L. S.

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
LINDA MALTESE – ONANDA BY THE LAKE BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)
4926 WEST LAKE ROAD – RR-3 ZONING DISTRICT
CPN 013-16 TM# 154.06-1-12.000

1. On April 26, 2016 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
2. 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.
3. 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.
4. A Zoning Law Determination was completed dated March 17, 2016 with the following determination:

The applicant shall apply for and be granted a special use permit for a tourist home prior to expansion to a three bedroom bed and breakfast.
5. The applicant has submitted an application for Special Use Permit approval for a Tourist Home to operate a Bed-and-Breakfast in the RR-3 zoning district located at 4926 West Lake Road.
6. The applicant is proposing to increase the number of rooms for rent from two (2) to three (3) in the existing Onanda by the Lake Bed & Breakfast.
7. The dwelling proposed for occupancy as a tourist home shall contain at least 3 lodging rooms but no more than 5 lodging rooms for rent and shall not violate provisions of the New York State Fire as per §220-61.
8. No additional site improvements including exterior changes or lighting are proposed.
9. No additional parking spaces will be required as all parking required for this operation will be contained within the existing driveway for the dwelling.
10. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35 and §220-61 of the Town Code.
11. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
12. There are no variances requested.
13. This application was forwarded to Ontario County Planning Board for review and a recommendation to approve was provided.
14. 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.
15. The Planning Board granted the waiver from a professional prepared site plan.
16. All site lighting shall comply with the Town's lighting standards set forth in §220-77.

**TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
LINDA MALTESE – ONANDA BY THE LAKE BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)
4926 WEST LAKE ROAD – RR-3 ZONING DISTRICT
CPN 013-16 TM# 154.06-1-12.000**

17. A letter from George Bardin dated March 29, 2016 was provided to the Development Office regarding the existing on-site wastewater treatment system, which was last inspected October of 2010 and found to meet the current NYS Department of Health standards for a 4 bedroom residence.

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES FOR RANDALL FARNSWORTH
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-37
MOTOR VEHICLE REPAIR STATION
2555 STATE ROUTE 332 – CC ZONING DISTRICT
CPN 016-16 – TM#70.11-1-36.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF NON-SIGNIFICANCE**

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single Stage Subdivision Plan Approval for a two (2) lot subdivision creating Lot #1 at 9.628 acres containing existing paved parking areas and Lot #2 at 1.976 acres with an existing commercial building (former Randall GMC Buick) from the existing 11.604 acre parcel in the CC zoning district, with no new development proposed, but including the removal of a portion of the pre-existing non-conforming structure and requesting Special Use Permit Approval to convert the existing building into a motor vehicle repair station as shown on the Subdivision Plan last revised March 16, 2016 prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of April 26, 2016 (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 Subdivision application and Special Use Permit request (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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES FOR RANDALL FARNSWORTH
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-37
MOTOR VEHICLE REPAIR STATION
2555 STATE ROUTE 332 – CC ZONING DISTRICT
CPN 016-16 – TM#70.11-1-36.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF NON-SIGNIFICANCE

interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;

- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
- (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
VENEZIA & ASSOCIATES FOR RANDALL FARNSWORTH
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-37
MOTOR VEHICLE REPAIR STATION
2555 STATE ROUTE 332 – CC ZONING DISTRICT
CPN 016-16 – TM#70.11-1-36.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF NON-SIGNIFICANCE

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 26, 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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Site Plan / Subdivision for Randall Farnsworth</i>			
Project Location (describe, and attach a location map): <i>2555 Rte 332 Town of Canandaigua</i>			
Brief Description of Proposed Action: <i>Divide 11.604 Acre parcel into 2 Lots</i>			
Name of Applicant or Sponsor: <i>Venezia & assoc's</i>		Telephone: <i>cell 314-6313</i> <i>585 396 3267</i>	
Address: <i>5120 Laura Lane</i>		E-Mail: <i>rocco@veneziasurvey.com</i>	
City/PO: <i>Canandaigua</i>	State: <i>NY</i>	Zip Code: <i>14424</i>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
<i>Town of Canandaigua Planning Board</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>1.813</i> acres	
b. Total acreage to be physically disturbed?		<i>N/A</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>11.604</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>Existing stormwater management in place</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Venezia + assoc's.</u> Date: <u>3/10/16</u></p> <p>Signature: <u>[Signature]</u></p>		

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 proposed action includes subdividing a single lot into two lots, removal of a portion of a preexisting non-conforming structure, and applying for a Motor Vehicle Repair Station special use permit. No development is proposed at this time. Development of the site would require a site plan application and approval from the Planning Board.

<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	April 26, 2016 <hr/> Date
Thomas Schwartz <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	<hr/> Signature of Preparer (if different from Responsible Officer)
	-MRB Group

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES FOR RANDALL FARNSWORTH
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-37
MOTOR VEHICLE REPAIR STATION
2555 STATE ROUTE 332 – CC ZONING DISTRICT
CPN 016-16 – TM#70.11-1-36.000
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 two (2) lot subdivision creating Lot #1 at 9.628 acres containing existing paved parking areas and Lot #2 at 1.976 acres with an existing commercial building (former Randall GMC Buick) from the existing 11.604 acre parcel in the CC zoning district, with no new development proposed, but including the removal of a portion of the pre-existing non-conforming structure and requesting Special Use Permit Approval to convert the existing building into a motor vehicle repair station as shown on the Subdivision Plan last revised March 16, 2016 prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of April 26, 2016 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed subdivision and special use permit request 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 is subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

WHEREAS, on April 26, 2016 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. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, and all required signatures are affixed to four (4) prints of the Subdivision Plan, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. One mylar of the Subdivision Plan is to be provided for signing by the identified Town Officials and the Town Planning Board Chairperson. Once the mylar and all paper prints have been signed, the mylar and two sets of paper prints will be returned to the Applicant for filing the mylar in the office of the Ontario County Clerk.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES FOR RANDALL FARNSWORTH
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-37
MOTOR VEHICLE REPAIR STATION
2555 STATE ROUTE 332 – CC ZONING DISTRICT
CPN 016-16 – TM#70.11-1-36.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL

4. Once the Subdivision Plan has been signed by the Planning Board Chairperson, the applicant shall file in the office of the Ontario County Clerk within sixty-two (62) days from the date of approval or such approval shall expire (NYS Town Law Section 276-11).
5. A note is to be added to the subdivision plans stating that no new development is proposed at this time for Lot 1 and Lot 2.
6. The subdivision plans are to be revised to identify the required Cross Access Easement extending from Lot 2 to the existing entrances located on Lot 1.
7. Demolition Permit application is to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.
- 8.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 26, 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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES FOR RANDALL FARNSWORTH
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-37
MOTOR VEHICLE REPAIR STATION
2555 STATE ROUTE 332 – CC ZONING DISTRICT
CPN 016-16 – TM#70.11-1-36.000
SINGLE STAGE SUBDIVISION PLAN
SPECIAL USE PERMIT APPROVAL**

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single Stage Subdivision Plan Approval for a two (2) lot subdivision creating Lot #1 at 9.628 acres containing existing paved parking areas and Lot #2 at 1.976 acres with an existing commercial building (former Randall GMC Buick) from the existing 11.604 acre parcel in the CC zoning district, with no new development proposed, but including the removal of a portion of the pre-existing non-conforming structure and requesting Special Use Permit Approval to convert the existing building into a motor vehicle repair station as shown on the Subdivision Plan last revised March 16, 2016 prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of April 26, 2016 (the current application); and

WHEREAS, this application was forwarded to Ontario County Planning Board for review and a recommendation of approval was provided; and

WHEREAS, the Planning Board has determined the proposed action 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 April 26, 2016 in compliance with NYS Town Law, the Planning Board held a 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 to be consistent with the provisions of Chapter §220-35 and §220-37 of the Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested Special Use Permit with the following conditions:

1. The special-use permit shall remain in effect for the current and future owners of the premises and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code §220-35 and §220-37.
2. In compliance with Town Code §220-35 and §220-37 the Town Zoning Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. 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.
4. In the event of any complaints about the proposed 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
VENEZIA & ASSOCIATES FOR RANDALL FARNSWORTH
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-37
MOTOR VEHICLE REPAIR STATION
2555 STATE ROUTE 332 – CC ZONING DISTRICT
CPN 016-16 – TM#70.11-1-36.000
SINGLE STAGE SUBDIVISION PLAN
SPECIAL USE PERMIT APPROVAL

5. This specially permitted use if not begun, by way of start of operations or physical development of the site, within one year of the Planning Board vote to approve the special use permit, shall expire unless renewed by the Planning Board.
6. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
7. A separate approval by the Planning Board is required for proposed building and ground signage.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 26, 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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES FOR RANDALL FARNSWORTH
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-37
MOTOR VEHICLE REPAIR STATION
2555 STATE ROUTE 332 – CC ZONING DISTRICT
CPN 016-16 – TM#70.11-1-36.000
SINGLE STAGE SUBDIVISION PLAN
SPECIAL USE PERMIT APPROVAL

1. The Town of Canandaigua Planning Board is considering Single Stage Subdivision Plan approval for a 2-lot subdivision in the CC zoning district.
2. The Town of Canandaigua Planning Board is also considering Special Use Permit Approval to convert the existing building into a motor vehicle repair station in the CC zoning district.
2. Applicant is proposing to subdivide an 11.604 acre parent parcel creating 2 Lots, including Lot 1 at 9.628 acres and Lot 2 at 1.976 acres.
3. Proposed Lot 1 contains an existing paved parking areas.
4. Lot 2 contains the existing commercial building (former Randall GMC Buick) to be converted into a motor vehicle service repair station.
5. No new development proposed at this time for Lot 1 and Lot 2.
6. The project also includes the removal of a portion of the pre-existing non-conforming structure in the front of the building along NYS Route 332.
7. No utility improvements are proposed at this time.
8. 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.
9. The EAF Part 2 and Part 3 were completed by the Planning Board.
10. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
11. On April 26, 2016 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
12. This application was referred to the following agencies for review and comment:
 - John Berry, Canandaigua County Sewer District
 - William Wright, Ontario County DPW
 - Greg Trost, NYSDOT
 - James Fletcher, Highway and Water Superintendent
 - MRB Group, Town Engineer
 - Ontario County Planning Board
 - Mark Marentette, Chief, Cite Fire Dept.
 - Carleen Pierce, Canandaigua City School District
13. No variances are required.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES FOR RANDALL FARNSWORTH
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-37
MOTOR VEHICLE REPAIR STATION
2555 STATE ROUTE 332 – CC ZONING DISTRICT
CPN 016-16 – TM#70.11-1-36.000
SINGLE STAGE SUBDIVISION PLAN
SPECIAL USE PERMIT APPROVAL

14. A referral to the Ontario County Planning Board (OCPB) is required.
15. Ontario County Planning Board provided a recommendation of approval.
16. No comments were received from the following:
 - Greg Trost, NYSDOT
 - Mark Marentette, Chief, Cite Fire Dept.
 - Carleen Pierce, Canandaigua City School District
17. A comment letter from the Town Engineer dated April 15, 2016 was received.
18. A comment letter dated April 15, 2016 was received from the Ontario County DPW.
19. A comment letter dated March 28, 2016 was received from the Town of Canandaigua Highway and Water Superintendent.
20. The Planning Board has considered all comments as part of their review of the application.
21. A Zoning Law Determination was completed dated March 17, 2016 with the following determination:

DETERMINATION:

 - The applicant shall request a certificate of non-conformity from the Zoning Officer.
 - No other variances are required.
22. The Subdivision Plan depicts lot 1 and lot 2 with an accessible existing driveway locations off NYS Route 332.
23. A cross access easement will be required from Lot 1 to Lot 2 to provide legal access.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING CAITLIN SCHWARTZ
5287 IRISH SETTLEMENT ROAD – RR-3 ZONING DISTRICT
CPN 017-16 TM# 153.00-1-88.23
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 (approx. 1,400 sq.ft.) single family dwelling and associated site improvements located at 5287 Irish Settlement Road within the RR-3 Zoning District and detailed on the site plans last revised March 16, 2016 and all other relevant information submitted as of April 26, 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, April 26, 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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING CAITLIN SCHWARTZ
5287 IRISH SETTLEMENT ROAD – RR-3 ZONING DISTRICT
CPN 017-16 TM# 153.00-1-88.23
SINGLE STAGE SITE PLAN APPROVAL**

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 (approx. 1,400 sq.ft.) single family dwelling and associated site improvements located at 5287 Irish Settlement Road within the RR-3 Zoning District and detailed on the site plans last revised March 16, 2016 and all other relevant information submitted as of April 26, 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, 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. An approval from Canandaigua Watershed and NYSDOH regarding their review of the of the proposed septic system and leach field improvements is to be provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman signature being affixed to the site plans.
3. 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 any permits.
4. A landscaping 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.
5. The comments within the Town Engineer's letter dated April 14, 2016 regarding their review of the site plans are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
6. Building Permit applications are to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING CAITLIN SCHWARTZ
5287 IRISH SETTLEMENT ROAD – RR-3 ZONING DISTRICT
CPN 017-16 TM# 153.00-1-88.23
SINGLE STAGE SITE PLAN APPROVAL

7. The following notes regarding phosphorous use should be added to the plans:

- No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
- If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC regulations.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 26, 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 April 26, 2016 meeting.

L. S.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA & ASSOCIATES REPRESENTING CAITLIN SCHWARTZ
5287 IRISH SETTLEMENT ROAD – RR-3 ZONING DISTRICT
CPN 017-16 TM# 153.00-1-88.23
SINGLE STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Single Stage Site Plan approval for the construction of a new (approx. 1,400 sq.ft.) single family dwelling and associated site improvements located at 5287 Irish Settlement Road within the RR-3 Zoning District.
2. The above referenced information is based on the Site Plans titled Caitlin Schwartz last revised March 16, 2016 prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of April 26, 2016.
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.
4. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. This application was referred to the following agencies and Staff for review and comment:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Program Manager
 - James Fletcher, Highway & Water Superintendent
 - MRB Group, Town Engineer
 - Ontario County Ag Review Board
 - Michael Miller, Chief, Cheshire Fire Dept.
6. A zoning determination was completed dated March 24, 2016 with the following determination:
 - Plan depicts liber and page of a 30' wide area, but does not list it as an access easement.
 - A single-family dwelling is a permitted principally permitted use within the RR-3 Zoning District.
 - As a condition of the original subdivision approval, the development of the lot is required to obtain site plan approval from the Planning Board prior to issuance of permits.
7. No area variances were required for this application.
8. No comments were provided from the following:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Program Manager
 - Ontario County Ag Review Board
 - Michael Miller, Chief, Cheshire Fire Dept.
9. A comment letter from the Highway and Water Superintendent dated March 28, 2016 was provided to the Town Development Office.
10. Comments were received from the Town Engineer in a letter dated April 14, 2016.
11. The Planning Board has reviewed and considered all comments offered.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA & ASSOCIATES REPRESENTING CAITLIN SCHWARTZ
5287 IRISH SETTLEMENT ROAD – RR-3 ZONING DISTRICT
CPN 017-16 TM# 153.00-1-88.23
SINGLE STAGE SITE PLAN APPROVAL

12. The Planning Board discussed the need for a landscaping surety to be provided prior to construction beginning.
13. The Planning Board discussed the need for a soil stabilization and erosion control surety to be provided prior to construction beginning.
14. The Planning Board discussed the need for an approval from Canandaigua Watershed and NYSDOH regarding the proposed septic system and leach field improvements.
- 15.

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING COREY WESTBROOK
4118 ONNALINDA DRIVE – SCR-1 ZONING DISTRICT
CPN 018-16 TM# 113.17-1-31.000
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 single family dwelling, with associated facilities/drive/appurtenances, located at 4118 Onnalinda Drive within the SCR-1 Zoning District and detailed on the site plans dated March 10, 2016, last revised March 17, 2016 and all other relevant information submitted as of April 26, 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, April 26, 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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING COREY WESTBROOK
4118 ONNALINDA DRIVE – SCR-1 ZONING DISTRICT
CPN 018-16 TM# 113.17-1-31.000
SINGLE STAGE SITE PLAN APPROVAL**

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 dwelling, with associated facilities/drive/appurtenances, located at 4118 Onnalinda Drive within the SCR-1 Zoning District and detailed on the site plans dated March 10, 2016, last revised March 17, 2016 and all other relevant information submitted as of April 26, 2016 (the current application); and

WHEREAS, the application is not required to be reviewed by the Ontario County Planning Board, as it's a single family dwelling exception; 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. 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. An approval from the Canandaigua Lake County Sewer District (CLCSD) regarding their review of the sanitary sewer and forcemain improvements is to be provided to the Development Office prior to the issuance of the Certificate of Occupancy.
3. All comments from the Town Highway & Water Superintendent in regarding his review of this application are to be addressed and his signature affixed to the site plans prior to signing by the Planning Board Chairman.
4. The comments within the Town Engineer's letter dated January 5, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
5. Building Permit applications are to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.
6. A letter of credit estimate for the proposed watermain improvements which will be dedicated to the Town of Canandaigua 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 any permits.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING COREY WESTBROOK
4118 ONNALINDA DRIVE – SCR-1 ZONING DISTRICT
CPN 018-16 TM# 113.17-1-31.000
SINGLE STAGE SITE PLAN APPROVAL

7. 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 any permits.
8. A landscaping 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.
9. The following notes regarding phosphorous use should be added to the plans:
 - No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
 - If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC regulations.
10. 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 for the new development.
- 11.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oylet -
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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA & ASSOCIATES REPRESENTING COREY WESTBROOK
4118 ONNALINDA DRIVE – SCR-1 ZONING DISTRICT
CPN 018-16 TM# 113.17-1-31.000
SINGLE STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Single Stage Site Plan approval for the construction of a new single family dwelling, with associated facilities/drive/appurtenances, located at 4118 Onnalinda Drive within the SCR-1 Zoning District.
2. The above referenced information is based on the Site Plans titled Corey Westbrook prepared by Venezia and Associates dated March 10, 2016, last revised March 17, 2016 and all other relevant information submitted as of April 26, 2016.
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.
4. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. This application was referred to the following agencies and Staff for review and comment:
 - Kevin Olvany, Canandaigua Lake Watershed Program Manager
 - John Berry, Canandaigua Lake County Sewer District
 - Town Environmental Conservation Board
 - James Fletcher, Highway & Water Superintendent
 - MRB Group, Town Engineer
 - Michael Miller, Chief, Cheshire Fire Dept.
6. A zoning determination was completed dated March 26, 2016 with the following determination:

DETERMINATION:

- A single-family dwelling is a principally permitted use within the SCR-1 zoning district.
 - Prior to issuance of building permit, an access easement agreement shall be provided to the Town and filed with the County, detailing easement across adjacent property.
 - Proposed placement of dwelling is of sufficient area and dimension to meet the minimum requirements for zoning and building purposes.
7. Referral to Ontario County Planning Board for review and recommendation is not required as this is a single-family dwelling exception.
 8. Referral to the Planning Board as an application requesting site plan approval was provided and as a condition of the original subdivision approval of the parcel, Planning Board Site Plan Approval was required prior to issuance of building permits.
 9. No area variances were required for this application.
 10. Comments were not provided from the following:
 - Kevin Olvany, Canandaigua Lake Watershed Program Manager
 - Town Environmental Conservation Board
 - Michael Miller, Chief, Cheshire Fire Dept.
 11. Comments were received from the Town Engineer in a letter dated April 11, 2016.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA & ASSOCIATES REPRESENTING COREY WESTBROOK
4118 ONNALINDA DRIVE – SCR-1 ZONING DISTRICT
CPN 018-16 TM# 113.17-1-31.000
SINGLE STAGE SITE PLAN APPROVAL

12. Comments were received from the Ontario County Department of Public Works dated April 15, 2016.
13. Comments were received from the Town of Canandaigua Highway and Water Superintendent dated March 28, 2016.
14. The Planning Board has reviewed and considered all comments offered.
15. The Planning Board discussed the need for a landscaping surety to be provided prior to construction beginning.
16. The Planning Board discussed the need for a soil stabilization and erosion control surety to be provided prior to construction beginning.
17. The Planning Board makes the following findings pursuant to New York State Town Law § 274-A and Town Code § 111-9.
 - a) The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed new developments.
 - b) The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
 - c) The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
 - d) The proposed site plan application includes the construction of a new home.
 - e) The proposed site plan application will increase the Town's population.
 - f) This increase in population will intensify the need for land to be used for parks and recreation.
 - g) A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed site plan.
 - h) The area of the proposed site plan will be 1.665 acres.
 - i) The area of the proposed site plan will include a new residential structure. Adequate land for dedication of parkland is not available on the proposed site plan.
 - j) There is not an existing park in the vicinity of the proposed site plan.
 - k) A fee in lieu of parkland shall be paid at the time of issuance of building permits in the amount per family dwelling unit as established by the Town Board pursuant to Town Code §111-8.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SARAH GENECCO (STELLA'S FLORIST LLC)
TEMPORARY USES - SPECIAL USE PERMIT APPROVAL
SPECIAL EVENTS PARKING AREA
§220-35 and §220-42
3255 & 3259 STATE ROUTE 364 - CC ZONING DISTRICT
CPN 019-16 TM# 98.08-1-12.000 & 98.08-1-13.200
SEQR RESOLUTION- TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Temporary Special Use Permit in compliance with §220-35 and §220-42 for a Special Events and Seasonal Events Parking from May 1st to October 31st for the year of 2016 in the CC zoning district located at 3255 and 3259 State Route 364; and

WHEREAS, this application was required to be forwarded to Ontario County Planning Board for review and provided a recommendation of approval; 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, April 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyley -
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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SARAH GENECCO (STELLA'S FLORIST LLC)
TEMPORARY USES - SPECIAL USE PERMIT APPROVAL
SPECIAL EVENTS PARKING AREA
§220-35 and §220-42
3255 & 3259 STATE ROUTE 364 - CC ZONING DISTRICT
CPN 019-16 TM# 98.08-1-12.000 & 98.08-1-13.200

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Temporary Special Use Permit in compliance with §220-23, §220-35 and §220-42 for a Special Events and Seasonal Events Parking from May 1st to October 31st for the year of 2016 in the CC zoning district located at 3255 and 3259 State Route 364; and

WHEREAS, a Temporary Use is a permitted special use in the CC zoning district per the Zoning Determination prepared by the Code Enforcement Officer dated March 22, 2016; and

WHEREAS, this application was required to be forwarded to Ontario County Planning Board for review and provided a recommendation of approval; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, on April 26, 2016, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board does hereby determine the proposed Temporary Use Special Use Permit to be consistent with the provisions of Chapter §220-23, §220-35 and §220-42 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 Temporary Use Special Use Permit for a Special Events and Seasonal Events Parking from May 1st to October 31st for the year of 2016 shall remain in effect for a period not to exceed one year provided the use remains in compliance with the conditions of approval and Town Code §220-23, §220-35 and §220-42.
2. This Temporary Use Special Use Permit shall expire 364 days from the date it is granted by the Planning Board.
3. In compliance with Town Code §220-35 and §220-42 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 Temporary Use Special Use Permit is being operated in accordance with the conditions specified by the Planning Board.
4. In the event of any complaints about the proposed Temporary Use 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
SARAH GENECCO (STELLA'S FLORIST LLC)
TEMPORARY USES - SPECIAL USE PERMIT APPROVAL
SPECIAL EVENTS PARKING AREA
§220-35 and §220-42
3255 & 3259 STATE ROUTE 364 - CC ZONING DISTRICT
CPN 019-16 TM# 98.08-1-12.000 & 98.08-1-13.200

5. 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.
6. A separate approval by the Planning Board is required for all signage.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 26, 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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
SARAH GENECCO (STELLA'S FLORIST LLC)
TEMPORARY USES - SPECIAL USE PERMIT APPROVAL
SPECIAL EVENTS PARKING AREA
§220-35 and §220-42
3255 & 3259 STATE ROUTE 364 - CC ZONING DISTRICT
CPN 019-16 TM# 98.08-1-12.000 & 98.08-1-13.200

1. On April 26, 2016 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
2. 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.
3. 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.
4. The applicant has submitted an application for Temporary Use Special Use Permit approval for a Special Events and Seasonal Events Parking from May 1st to October 31st for the year of 2016 in the CC zoning district located at 3255 and 3259 State Route 364.
5. No additional site improvements including exterior changes or lighting are proposed.
6. A Zoning Law Determination dated March 22, 2016 was prepared by the Town of Canandaigua Code Enforcement Officer with the following determination:

DETERMINATION:

- A 'Temporary Use' is a Specially Permitted Use within the 'CC' Zoning District.
 - A 'Temporary Use' is a use which takes place for a set period of time that does not exceed 12 months and does not involve construction or alteration of any permanent structure.
 - A Temporary Special Use Permit may be issued upon the approval of the Planning Board.
7. The Planning Board has determined the proposed Temporary Use Special Use Permit to consistent with the provisions of §220-23, §220-35 and §220-42 of the Town Code.
 8. This application was referred to the following agencies and Staff for review and comment:
 - James Fletcher, Highway & Water Superintendent
 - Ontario County Planning Board
 - Mark Marentette, Chief, City Fire Dept.
 - Neighboring Municipality – City of Canandaigua
 9. A referral to the Ontario County Planning Board (OCPB) was required.
 10. Ontario County Planning Board provided a recommendation of approval.
 11. The Town of Canandaigua Highway and Water Superintendent provided a response with no comments.
 12. Planning Board has reviewed and considered all comments received.
 13. The Temporary Use Special Use Permit for a Special Events and Seasonal Events Parking from May 1st to October 31st for the year of 2016 shall remain in effect for a period not to exceed one year provided the use remains in compliance with the conditions of approval and Town Code §220-23, §220-35 and §220-42.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
WOLFE ARCHITECTURE FOR PEJA PARTNERS, LLC
TEAR-DOWN REBUILD DETACHED GARAGE – RLD ZONING DISTRICT
5041 COUNTY ROAD 16
CPN 022-15 TM# 154.09-1-7.110
SINGLE-STAGE SITE PLAN 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 Single-Stage Site Plan approval for the demolition of a 453 +/- sq. ft. detach garage and construct a 660 +/- sq. ft. detached garage located 5041 County Road 16 in the RLD Zoning District; and

WHEREAS, the applicant is working to address the conditions of approval granted at the July 14, 2015 Planning Board meeting and requested a 90 day extension; 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 (July 14, 2015)** ☐ **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 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 April 26, 2016. The new expiration date is **Monday, July 25, 2016**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 26, 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 April 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.