

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, June 23, 2015, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY: Thomas Schwartz

BOARD MEMBERS: Richard Gentry, Jane Hollen, 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

CPN-028-15 Venezia Associates, representing Alexander Provan, owner of property at 5050 Seneca Point Road, TM#153.00-1-16.210, is requesting one stage site plan approval for the construction of a single-family residence in the RR-3 zoning district.

SKETCH PLANS: *None at this time*

CONTINUED PUBLIC HEARINGS: *None at this time*

NEW PUBLIC HEARINGS:

CPN-025-15 Core Allstars, representing Bulldog Management LLC, owner of property at 5310 North Street, TM#70.00-1-58.210, is requesting a special use permit for an accessory commercial use (gymnastics facility) in the I zoning district.

CPN-031-15 Torchia Structural Engineering, representing Cheshire Community Action Team, owner of property at 4270 NYS Route 21, TM#125.12-1-40.000, is requesting special use permit approval and one stage site plan approval for a commercial addition and site improvements (Cheshire Grange) in the NC zoning district.

CPN-036-15

CPN-034-15 Larry Melton, representing R&F Canandaigua LLC, owner of property at 4402 Route 5 & 20, TM#84.00-1-26.110, is requesting a special use permit to place a commercial speech sign (Anytime Fitness) in the CC zoning district.

CLOSED PUBLIC HEARINGS: *None at this time*

FINAL SUBDIVISIONS:

CPN-027-15 RSM West Lake Road LLC, owner of property at 3950 County Road 16, TM#112.00-1-24.100, is requesting final subdivision approval for a 16-lot subdivision in the RLD/SCR-1 zoning districts.

CONTINUED PRELIMINARY (PHASED) SITE PLANS:

None at this time

NEW PRELIMINARY (PHASED) SITE PLANS:

None at this time

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

CPN-022-15 Wolfe Architecture, representing PEJA Partners, owner of property at 5041 County Road 16, TM#154.09-1-7.110, is requesting one stage site plan approval to tear down/rebuild a detached garage, breezeway and retaining wall in the RLD zoning district.

CPN-023-15 Sarah Genecco, owner of property at 1880 NYS Route 332, TM#55.02-1-7.100, is requesting one stage site plan approval for a commercial addition and site modifications in the CC zoning district.

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

CPN-030-15 Design Works, representing Mark Tolbert, owner of property at 3596 Otetiana Point, TM#98.19-1-14.000, is requesting one stage site plan approval for a residential addition in the RLD zoning district.

CPN-035-15 Canandaigua Town Board, representing Miller Park, owner of property at 0000 County Road 32, TM#97.00-1-59.210, is requesting one stage site plan approval for the construction of a town park in the AR-2 zoning district.

BOARD BUSINESS

- ☐ Approval of June 9, 2015 meeting minutes
- ☐ Referrals to Town Board:
- ☐ Recommendations to Zoning Board of Appeals:
- ☐ Recommendations to the Code Enforcement Officer: *None at this time*
- ☐ Resubdivision / Annexations: *None at this time*
- ☐ Letter of Credit/Bond Releases: *None at this time*
- ☐ Comprehensive Plan – General Discussion
- ☐ Other Business as Required:
 - Lakewood Meadows Section 8B – LOC Release #11

STAFF REPORTS:

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

UPCOMING APPLICATIONS

- Design Works Architecture for Withers, 3582 County Road 16, one stage site plan approval for a residential addition in the RLD zoning district. (July 28 meeting)
- Grove Engineering for Bell, 4865/4885 County Road 16, one stage site plan approval for the relocation of a detached garage and driveway modifications in the RLD zoning district. (August 11 meeting)
- Tony Yannotti site plan amendments (August 11 meeting)
- Daryl Rossi, 3798 County Road 10, rezoning from I to MU-3 district (August 11 meeting)

ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING ALEXANDER PROVAN
NEW SINGLE-FAMILY RESIDENCE
5050 SENECA POINT ROAD
CPN 028-15 TM# 153.00-1-16.210
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 construction of a 1,367.5 sq.ft. single-family residence, a 858 sq.ft. attached 3 car garage, and a 1,080 sq.ft. storage barn, with a driveway entrance off Seneca Point Road located in a RR-3 Zoning District and as described on the site plans last revised May 21, 2015 and all other relevant information submitted as of June 23, 2015 (the current application), and

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

WHEREAS, the Planning Board has requested the site plans be revised to reflect the current conditions of the site and revised the proposed driveway to meet the Town Code requirements; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the application to their Tuesday, July 14, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING ALEXANDER PROVAN
NEW SINGLE-FAMILY RESIDENCE
5050 SENECA POINT ROAD
CPN 028-15 TM# 153.00-1-16.210
SINGLE-STAGE SITE PLAN APPROVAL
SEQR RESOLUTION- UNLISTED ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 1,367.5 sq.ft. single-family residence, a 858 sq.ft. attached 3 car garage, and a 1,080 sq.ft. storage barn, with a driveway entrance off Seneca Point Road located in a RR-3 Zoning District and as described on the site plans last revised May 21, 2015 and all other relevant information submitted as of June 23, 2015 (the current application), and

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

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

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

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

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

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

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

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING ALEXANDER PROVAN
NEW SINGLE-FAMILY RESIDENCE
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CPN 028-15 TM# 153.00-1-16.210
SINGLE-STAGE SITE PLAN APPROVAL
SEQR RESOLUTION- UNLISTED ACTION

- (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 located within an identified archaeological sensitive area and coordination with SPHO will be completed by the applicant;
- (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
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CPN 028-15 TM# 153.00-1-16.210
SINGLE-STAGE SITE PLAN APPROVAL
SEQR RESOLUTION- UNLISTED ACTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

617.20
Appendix B
Short Environmental Assessment Form

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 for Alexander Provan</i>			
Project Location (describe, and attach a location map): <i>5050 Seneca Point Rd</i>			
Brief Description of Proposed Action: <i>New construction of Single Family residence</i>			
Name of Applicant or Sponsor: <i>Venezia + assoc's</i>		Telephone: <i>585-396-3267</i>	
Address: <i>5120 Laura Lane</i>		E-Mail: <i>rocco@venezia</i> <i>survey.com</i>	
City/PO: <i>Cdga</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 <input type="checkbox"/>	YES <input checked="" 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: <i>Town of Canandaigua Planning Bd.</i>		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>4.10</i> acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>4.10</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" 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: <u>Private well</u>	NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Private Septic</u>	NO <input checked="" type="checkbox"/>		YES <input 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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <u>Rural / partly wooded</u>			
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?	NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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 assocs for Provan</u> Date: <u>5/14/15</u></p> <p>Signature: <u>[Signature]</u></p>		

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

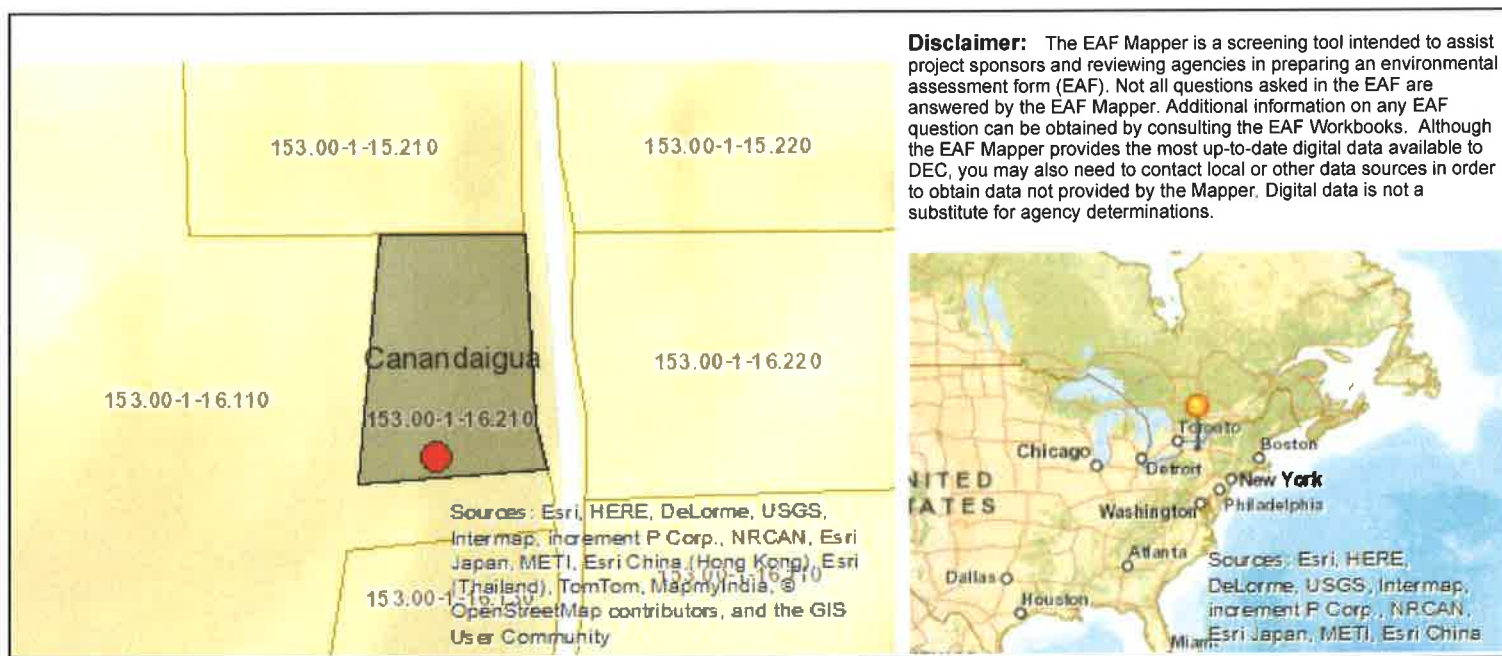
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input 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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<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 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 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

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 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 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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

Project: CPN 034-15 - Provan Residence

Date: June 23, 2015

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<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"/>

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING ALEXANDER PROVAN
NEW SINGLE-FAMILY RESIDENCE
5050 SENECA POINT ROAD
CPN 028-15 TM# 153.00-1-16.210
SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 1,367.5 sq.ft. single-family residence, a 858 sq.ft. attached 3 car garage, and a 1,080 sq.ft. storage barn, with a driveway entrance off Seneca Point Road located in a RR-3 Zoning District and as described on the site plans last revised May 21, 2015 and all other relevant information submitted as of June 23, 2015 (the current application), and

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

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

WHEREAS, on June 23, 2015 the Planning Board, serving as lead agency made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

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

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

1. The Single-Stage Site Plan Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Single-Stage Site Plan Approval have been met and shown on revised drawings including the revision dates, and all required signatures are affixed to four (4) prints of the Single-Stage Site Plan Approval, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. A soil stabilization and erosion control surety in the amount to be determined by the Town Engineer shall be provided and accepted by the Town Board prior to the issuance of building permits.
4. All comments per the June 11, 2015 letter from the Town Engineer are to be addressed prior to the issuance of building permits.
5. An approval from Canandaigua Watershed Inspector regarding the review of the proposed septic system and proposed site improvements is to be provided to the Development Office prior to the Planning Board Chairman signature being affixed to the site plans.
6. A "No Effect" letter from the State Historic Preservation Office (SHPO) is required to be provided to the Town Development Office prior to the issuance of building permits.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING ALEXANDER PROVAN
NEW SINGLE-FAMILY RESIDENCE
5050 SENECA POINT ROAD
CPN 028-15 TM# 153.00-1-16.210
SINGLE-STAGE SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES REPRESENTING ALEXANDER PROVAN
NEW SINGLE-FAMILY RESIDENCE
5050 SENECA POINT ROAD
CPN 028-15 TM# 153.00-1-16.210
SINGLE-STAGE SITE PLAN APPROVAL

1. The Planning Board is considering an application for a Single-Stage Site Plan approval for the construction of a 1,367.5 sq.ft. single-family residence, a 858 sq.ft. attached 3 car garage, and a 1,080 sq.ft. storage barn; with a driveway entrance off Seneca Point Road located in a RR-3 Zoning District and as described on the site plans last revised May 21, 2015 and all other relevant information submitted as of June 23, 2015.
2. The project was reviewed in compliance with applicable procedural requirements including a coordinated review pursuant to State Environmental Quality Review Act (SEQRA) and the Town of Canandaigua Planning Board's Rules of Procedure.
3. 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.
4. The EAF Part 2 and Part 3 were completed by the Planning Board.
5. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
6. The project is located within a designated Archaeological Sensitive Area and coordination with the State Historic Preservation Office (SHPO) is required.
7. A "No Effect" letter from the SHPO is required to be provided to the Town Development Office prior to the issuance of building permits.
8. There are no variances requested for this project.
9. The project is proposing a private well and septic system onsite.
10. An approval from the Canandaigua Lake Watershed Inspector regarding the proposed septic system is required.
11. The proposed driveway is to be revised to meet the Town of Canandaigua Town Code requirements regarding providing a leveling area (first 30' at 3%).
12. The proposed proposes a total disturbance of 54,000 sq.ft. requiring completion of a Notice of Intent (NOI) and a Stormwater Pollution Prevention Plan or an Erosion and Sediment Control Plan as it is a single residential lot.
13. The applicant has provided a completed NOI.
14. This application was referred to the following agencies for review and comment:
 - MRB Group, Town Engineer
 - Ontario County Planning Board
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Town Environmental Conservation Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES REPRESENTING ALEXANDER PROVAN
NEW SINGLE-FAMILY RESIDENCE
5050 SENECA POINT ROAD
CPN 028-15 TM# 153.00-1-16.210
SINGLE-STAGE SITE PLAN APPROVAL

- James Fletcher, Highway and Water Superintendent
 - Ontario County Ag Review Board
 - Michael Miller, Chief Cheshire Fire Dept.
 - Harold Keppner, Army Corps of Engineers
 - Ben Groth, Regional Director, NYSDEC
 - Carleen Pierce, Canandaigua City School District
15. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received.
 16. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
 17. A comment letter dated June 11, 2015 regarding the site plans was received from the Town Engineer.
 18. Comments were received from NYSDEC in a letter dated June 5, 2015.
 19. The Environmental Conservation Board provided comments dated June 4, 2015.
 20. The Planning Board has reviewed all of these comments and has considered them as part of their review of the application.
 21. The Planning Board required a Soil Stabilization and Erosion Control Surety to be provided and accepted by the Town Board.
 - 22.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CORE ALLSTARS FOR BULLDOG MANGEMENT
5310 NORTH STREET
CPN 025-15 TM# 70.00-1-58.210
SPECIAL USE PERMIT APPROVAL FOR ACCESSORY COMERCIAL USE
(§220-35 and §220-52)
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 to conduct an accessory commercial use (gymnastics facility) in an existing building located at 5310 North Street in an Industrial Zoning District; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referrals #____-2015 and #____-2015; 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, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CORE ALLSTARS FOR BULLDOG MANGEMENT
5310 NORTH STREET
CPN 025-15 TM# 70.00-1-58.210
SPECIAL USE PERMIT APPROVAL FOR ACCESSORY COMERCIAL USE
(§220-35 and §220-52)
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 (§220-35 and §220-52) to conduct an accessory commercial use (gymnastics facility) in an existing building located at 5310 North Street in an Industrial Zoning District; 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 June 23, 2015, 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 §220-35 and §220-52, 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. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for by the applicant dated May 11, 2015.
2. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
3. All site lighting shall be compliant with the Town Code requirements.
4. A separate signage application for all proposed ground and/or building signage is to be provided to the Town Development Office for review and approval.
5. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CORE ALLSTARS FOR BULLDOG MANGEMENT
5310 NORTH STREET
CPN 025-15 TM# 70.00-1-58.210
SPECIAL USE PERMIT APPROVAL FOR ACCESSORY COMERCIAL USE
(§220-35 and §220-52)
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CORE ALLSTARS FOR BULLDOG MANGEMENT
5310 NORTH STREET
CPN 025-15 TM# 70.00-1-58.210
SPECIAL USE PERMIT APPROVAL FOR ACCESSORY COMERCIAL USE
(§220-35 and §220-52)

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit (§220-35 and §220-52) to conduct an accessory commercial use (gymnastics facility) in an existing building located at 5310 North Street in an Industrial Zoning District; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referrals #___-2015 and #___-2015; 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 June 23, 2015, 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 §220-35 and §220-52, 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 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 §220-52.
2. In compliance with Town Code §220-35 and §220-52, the Town Code Enforcement 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 and/or Zoning Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
4. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
5. 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.
6. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
7. A separate approval by the Planning Board is required for proposed ground and/or building signs.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CORE ALLSTARS FOR BULLDOG MANGEMENT
5310 NORTH STREET
CPN 025-15 TM# 70.00-1-58.210
SPECIAL USE PERMIT APPROVAL FOR ACCESSORY COMERCIAL USE
(§220-35 and §220-52)

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
CORE ALLSTARS FOR BULLDOG MANGEMENT
5310 NORTH STREET
CPN 025-15 TM# 70.00-1-58.210
SPECIAL USE PERMIT APPROVAL FOR ACCESSORY COMERCIAL USE
(§220-35 and §220-52)

1. On June 23, 2015 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 Special Use Permit Approval for an Accessory Commercial Use (§220-35 and §220-52) and Single-Stage Site Plan approval to conduct a gymnastics facility in an existing building located at 5310 North Street in an Industrial Zoning District.
5. No additional site improvements are proposed.
6. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of §220-35 and §220-52 of the Town Code.
7. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
8. There are no variances requested.
9. This application was referred to the following agencies for review and comment:
 - Neighboring Municipality City of Canandaigua
 - Mark Marentette, Chief of the Canandaigua City Fire Department
 - Ontario County Planning Board
10. A referral to the Ontario County Planning Board (OCPB) was required and submitted on May 28, 2015.
11. The Planning Board did review the Ontario County Planning Board's comments with a recommendation of approval.
12. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
13. A Town of Canandaigua Waiver Request from a professional prepared site plan pursuant to Town Code §220-65 (L) was completed and provided to the Planning Board dated May 11, 2015.
14. The Planning Board granted the waiver from a professional prepared site plan.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
TORCHIA STRUCTURAL ENGINEERING REPRESENTING
CHESHIRE COMMUNITY ACTION TEAM
SECOND-STORY ADDITION AND SITE IMPROVEMENTS
4270 NYS ROUTE 21
CPN 036-15 TM# 125.12-1-40.000
SPECIAL USE PERMIT FOR PUBLIC MEETING HALL & SINGLE-STAGE
SITE PLAN APPROVAL CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Special Use Permit for a Meeting Hall and Single-Stage Site Plan approval for the construction of a two-story addition to the west side of the existing structure, secondary means of egress to the first floor along the north face of building located at 4270 NYS Route 21 in the Neighborhood Commercial District and as described on the site plans dated May 22, 2015 and all other relevant information submitted as of June 23, 2015 (the current application), and

WHEREAS, the Zoning Board of Appeals at their June 16, 2015 meeting continued this application to their July 21, 2015 meeting; and

WHEREAS, the Planning Board cannot act on this application until the requested area variance for the front setback has been reviewed by the ZBA scheduled for the July 21, 2015 meeting; 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, August 11, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LARRY MELTON REPRESENTING R&F CANANDAIGUA LLC - ANYTIME FITNESS
4402 ROUTE 5 & 20
CPN 034-15 TM# 84.00-1-26.110
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
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 (§220-35 and §220-62.1) for commercial speech sign (building mounted sign) located at 4402 Route 5 & 20 in a CC Zoning District; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referrals #____-2015 and #____-2015; 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, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LARRY MELTON REPRESENTING R&F CANANDAIGUA LLC - ANYTIME FITNESS
4402 ROUTE 5 & 20
CPN 034-15 TM# 84.00-1-26.110
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit (§220-35 and §220-62.1) for commercial speech sign (building mounted sign) located at 4402 Route 5 & 20 in a CC Zoning District; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referrals #___-2015 and #___-2015; 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 June 23, 2015, 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 §220-35, §220-62.1, and §220-83 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 and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code §220-35, §220-62.1, and §220-83.
2. In compliance with Town Code §220-35, §220-62.1, and §220-83, the Town Code Enforcement 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 and/or Zoning Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
4. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
5. The proposed building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-62.1 and shall be submitted to the Town Development Office for approval.
6. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LARRY MELTON REPRESENTING R&F CANANDAIGUA LLC - ANYTIME FITNESS
4402 ROUTE 5 & 20
CPN 034-15 TM# 84.00-1-26.110
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LARRY MELTON REPRESENTING R&F CANANDAIGUA LLC - ANYTIME FITNESS
4402 ROUTE 5 & 20
CPN 034-15 TM# 84.00-1-26.110
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
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 (§220-35 and §220-62.1) for commercial speech sign (building mounted sign) located at 4402 Route 5 & 20 in a CC Zoning District; 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 June 23, 2015, 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 §220-35, §220-62.1, and §220-83 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. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for by the applicant dated May 11, 2015.
2. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
3. The proposed building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-62.1 and shall be submitted to the Town Development Office for approval.
4. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LARRY MELTON REPRESENTING R&F CANANDAIGUA LLC - ANYTIME FITNESS
4402 ROUTE 5 & 20
CPN 034-15 TM# 84.00-1-26.110
SPECIAL USE PERMIT APPROVAL §220-35 and §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
LARRY MELTON REPRESENTING R&F CANANDAIGUA LLC - ANYTIME FITNESS
4402 ROUTE 5 & 20
CPN 034-15 TM# 84.00-1-26.110
SPECIAL USE PERMIT APPROVAL COMMERCIAL SPEECH SIGN
(§220-35 and §220-62.1)

1. On June 23, 2015 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 Special Use Permit Approval for commercial speech sign (building mounted sign) located at 4402 Route 5 & 20 in a CC Zoning District.
5. No additional site improvements are proposed.
6. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of §220-35, §220-62.1, and §220-83 of the Town Code.
7. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
8. There are no variances requested.
9. This application was referred to the following agencies for review and comment:
 - Neighboring Municipality City of Canandaigua
 - Neighboring Municipality Town of Hopewell
 - William Wright, Ontario County DPW
 - Greg Trost, NYSDOT
 - Carleen Pierce, Canandaigua City School District
 - Mark Marentette, Chief of the Canandaigua City Fire Department
 - Ontario County Planning Board
10. A referral to the Ontario County Planning Board (OCPB) was required and submitted on May 28, 2015.
11. The Planning Board did review the Ontario County Planning Board's comments with a recommendation of approval.
12. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
13. A Town of Canandaigua Waiver Request from a professional prepared site plan pursuant to Town Code §220-65 (L) was completed and provided to the Planning Board dated May 11, 2015.
14. The Planning Board granted the waiver from a professional prepared site plan.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
LARRY MELTON REPRESENTING R&F CANANDAIGUA LLC - ANYTIME FITNESS
4402 ROUTE 5 & 20
CPN 034-15 TM# 84.00-1-26.110
SPECIAL USE PERMIT APPROVAL COMMERCIAL SPEECH SIGN
(§220-35 and §220-62.1)

15. A Zoning Law Determination regarding the installation of a 75 sq.ft. building sign on an existing commercial building was provided dated May 26, 2015.
16. The determination is that the indoor commercial recreation is a permitted principal use in the CC District and the 75 sq.ft. building mounted sign is within Town Code thresholds. The existing building has 8- linear feet of frontage.
17. John Berry of Ontario County DPW provided comments in an email dated June 9, 2015 to the Town Development Office.
18. The Planning Board reviewed the proposed application in accordance with the requirements of §220-62.1 Special Use Permit for a Commercial Speech Sign in the CC Community Commercial District and the following standards are met:
 - Prior to granting Special Use Permit Approval, the Town Planning Board must make a finding that the proposed sign is in compliance with the standards set forth in § 220-83.
 - The specific location of the proposed sign must be shown on a Site Plan approved by the Planning Board.
 - Prior to granting Special Use Permit Approval, the Planning Board must make a finding that the proposed signage will not compromise the aesthetic appearance of the surrounding neighborhood.
 - Prior to granting Special Use Permit Approval, the Town Planning Board must make a finding that the proposed signage will not significantly increase the magnitude of hazards to motorists and pedestrians caused by sign distractions.

19.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BME ASSOCIATES FOR RSM WEST LAKE LLC
THE RESIDENCES AT WEST LAKE ROAD
CPN-027-15 TM# 112.00-1-24.100
AMENDED (PHASED) FINAL SUBDIVISION PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering an Amended (Phased) Final Subdivision Plan approval to subdivide the 61 single-family lots into 16 single-family lots, with 7 lots in the SCR-1 and 9 within the RLD, a similar road alignment, preservation of open space areas, utility improvements including water, sanitary, storm sewers, and stormwater management areas as described on the subdivision plans dated May 2015 and all other relevant information submitted as of June 23, 2015 (the current application), and

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) in a letter dated June 15, 2015 to the applicant requesting a revision to the subdivision plans to comply with the SPDES General Permit 0-15-002 requirements regarding stormwater runoff from construction activities; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application and continue the Public Hearing to their Tuesday, _____, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oylar -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

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 - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the demolition of a +/- 453 sq. ft. detach garage and construct a +/- 770 sq. ft. detached garage, breezeway, and retaining wall located 5041 County Road 16 in the RLD Zoning District and as described on the site plans dated April 24, 2015 and all other relevant information submitted as of June 23, 2015 (the current application), and

WHEREAS, the Zoning Board of Appeals at their June 16, 2015 meeting denied the request for an area variance; and

WHEREAS, the Planning Board cannot act on the current application in its present form; 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 continue the application to their Tuesday, _____, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SARAH GENECO – FLOWERS BY STELLA, INC.
GARAGE AND PARKING ADDITION
1880 NYS ROUTE 332
CPN 023-15 TM# 55.02-1-7.100
SINGLE-STAGE SITE PLAN - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the demolition of miscellaneous frame structures, an addition to the existing building, new sanitary lateral, and additional parking areas and entrances behind the existing retail buildings along NYS Route 332 in the CC District and as described on the site plans dated May 8, 2015, last revised May 20, 2015 and all other relevant information submitted as of June 23, 2015 (the current application), and

WHEREAS, the Zoning Board of Appeals at their June 16, 2015 meeting continued this application to their July 21, 2015 meeting; and

WHEREAS, the Planning Board cannot act on this application until the requested area variance for the front setback has been reviewed by the ZBA scheduled for the July 21, 2015 meeting; 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 continue the application to their Tuesday, July 28, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SARAH GENECO – FLOWERS BY STELLA, INC.
GARAGE AND PARKING ADDITION
1880 NYS ROUTE 332
CPN 023-15 TM# 55.02-1-7.100
SINGLE-STAGE SITE PLAN - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the demolition of miscellaneous frame structures, an addition to the existing building, new sanitary lateral, and additional parking areas and entrances behind the existing retail buildings along NYS Route 332 in the CC District and as described on the site plans dated May 8, 2015, last revised May 20, 2015 and all other relevant information submitted as of June 23, 2015 (the current application), and

WHEREAS, the Zoning Board of Appeals at their June 16, 2015 meeting continued this application to their July 21, 2015 meeting; and

WHEREAS, the Planning Board cannot act on this application until the requested area variance for the front setback has been reviewed by the ZBA scheduled for the July 21, 2015 meeting; 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 continue the application to their Tuesday, August 11, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DESIGN WORKS FOR MARK TOLBERT
GARAGE AND PARKING ADDITION
3596 OTETIANA POINT
CPN 029-15 TM# 98.19-1-14.000
SINGLE-STAGE SITE PLAN - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 690 sq.ft. attached garage, associated driveway and sidewalk, and a 400 sq.ft. second floor addition to the existing single-family dwelling located at 3596 Otetiana Point in the Residential Lake District RLD and as described on the site plans dated May 22, 2015 and all other relevant information submitted as of June 23, 2015 (the current application), and

WHEREAS, the Zoning Board of Appeals at their June 16, 2015 meeting denied the request for an area variance; and

WHEREAS, the Planning Board cannot act on the current application in its present form; 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

WHEREAS, the applicant has requested to be continued to the July 14, 2015 Planning Board meeting; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the application to their Tuesday, July 14, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CANANDAIGUA TOWN BOARD REPRESENTING MILLER PARK
XXXX COUNTY ROAD 32
CPN 035-15 TM# 97.00-1-59.210
SINGLE-STAGE SITE PLAN - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a Town Park including a parking area and entrance off NYS Route 21, a stone dust trail network and gazebo located at _____ County Road 32 in the AR-2 District and as described on the site plans last revised May 28, 2015 and all other relevant information submitted as of June 23, 2015 (the current application), and

WHEREAS, the Town Board at their June 15, 2015 meeting requested the site plans be revised to reflect the correct placement of the gazebo and the stone dust trail; 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 continue the application to their Tuesday, _____, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

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

APPLICANT(S): SCOTT MORRELL - MORRELL BUILDERS
PROJECT NAME – LAKEWOOD MEADOWS, SECTION 8B
RELEASE – LETTER OF CREDIT RELEASE #11
CPN NO. 021-13

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Form dated June 8, 2015 and a cover letter from the Town Engineer (MRB Group) dated June 9, 2015 describing the items involved with the subject release of the Surety for this project; and

WHEREAS, the Planning Board has considered the requested release and the amount of funds associated therewith; and

WHEREAS, the Planning Board is satisfied with the details described in the requested release documents referenced above herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested partial release of \$28,725.00 and for the items specified on said documents.

BE IT FURTHER RESOLVED that the Planning Board Chairperson is hereby directed to sign and date the Surety Release Form and transmits said documents along with a copy of this resolution to the Town Supervisor for processing the release of the amount specified in said documents.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, June 23, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 June 23, 2015 meeting.

John Robortella, Secretary of the Board

L. S.