

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, July 14, 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

SKETCH PLANS: *None at this time*

CONTINUED PUBLIC HEARINGS:

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.

NEW PUBLIC HEARINGS: *None at this time*

CLOSED PUBLIC HEARINGS: *None at this time*

FINAL SUBDIVISIONS: *None at this time*

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

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

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

CPN-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.

NEW FINAL (PHASED) / ONE-STAGE SITE PLANS: *None at this time*

BOARD BUSINESS

- ❑ Approval of June 23, 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:
 - Schottland Soil Erosion & Site Stabilization Surety Release
 - ❑ Comprehensive Plan – General Discussion
 - ❑ Other Business as Required:
 - Code Updates
 - Everwilde Inn & Spa – SEQR
 - Dirt Driveways
 - Annual Report - Recommendations
-

STAFF REPORTS

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*)
- 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. (*August 11 meeting*)
- 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. (*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*)
- 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. (*September 8 meeting*)

ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION

BME ASSOCIATES FOR RSM WEST LAKE LLC

THE RESIDENCES AT WEST LAKE ROAD

CPN-027-15 TM# 112.00-1-24.100

AMENDED (PHASED) FINAL SUBDIVISION PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering an Amended (Phased) Final Subdivision Plan approval to subdivide the 61 single-family lots into 16 single-family lots, with 7 lots in the SCR-1 and 9 within the RLD, a similar road alignment, preservation of open space areas, utility improvements including water, sanitary, storm sewers, and stormwater management areas as described on the subdivision plans dated May 2015, last revised June 19, 2015 and all other relevant information submitted as of July 14, 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 the subdivision plans to be revised to reduce the disturbance to the steep slope areas to comply with the SPDES General Permit 0-15-002 requirements or apply for an Individual Permit; 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, July 14, 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 July 14, 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
SEQR RESOLUTION- TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the 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 as described on the site plans dated April 29, 2015, last revised July 2, 2015 and all other relevant information submitted as of July 14, 2015 (the current application), and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referrals #54-2015; 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, July 14, 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 July 14, 2015 meeting.

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TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
WOLFE ARCHITECTURE FOR PEJA PARTNERS, LLC
TEAR-DOWN REBUILD DETACHED GARAGE – RLD ZONING DISTRICT
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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 did review and consider the Ontario County Planning Board's Referral # 54-2015; 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 July 7, 2015 letter from the Town Engineer are to be addressed and the Town Engineers signature to be affixed to the site plans prior to the issuance of building permits.
5. The site plans are to be revised to add a note stating that a high-level alarm will be installed on the existing holding tank system as requested for by the Canandaigua Lake Watershed Inspector prior to the issuance of a Certificate of Occupancy.

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

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 14, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
Ryan Staychock -
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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 July 14, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
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

1. The Planning Board is considering an application for a 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 as described on the site plans dated April 29, 2015, last revised July 2, 2015 and all other relevant information submitted as of July 14, 2015.
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.
3. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
4. The site plans have been revised to eliminate the need for variances. No variances are being requested for this project.
5. The site plans were revised to eliminate the need for a retaining wall.
6. The detached garage has been reduced from 768 sq.ft. to the proposed 660 sq.ft.
7. The site plans were revised to eliminate the breezeway connecting the house to the detached garage.
8. The detached garage will be connected to public water from the existing service to the single-family dwelling on the property.
9. No septic system improvements are proposed.
10. 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
 - James Fletcher, Highway and Water Superintendent
 - Michael Miller, Chief Cheshire Fire Dept.
 - Carleen Pierce, Canandaigua City School District
 - William Wright, Ontario County DPW
11. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received.
12. The Planning Board has reviewed these comments and has considered them as part of their review of the application.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
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

13. An email dated May 13, 2015 was received from Ontario County DPW stating no objection to this application and that no highway work permit is required.
14. Comments were provided by the Canandaigua Lake Watershed Program Manager in an email dated May 13, 2015 to the Town of Canandaigua Development Office.
15. A comment letter dated July 7, 2015 regarding the revised site plans was received from the Town Engineer.
16. The Environmental Conservation Board provided comments dated June 4, 2015.
17. An email was received from the Canandaigua Lake Watershed Inspector dated May 4, 2015 was received stating that the wastewater system for this property is a three (3)-holding tank system and recommended that a proper high-level alarm be installed on this system.
18. The Planning Board has reviewed all of these comments and has considered them as part of their review of the application.
19. The Planning Board required a Soil Stabilization and Erosion Control Surety to be provided and accepted by the Town Board.
20. 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.
21. The Planning Board determined that the proposed project **meets/ does not meet** the Town's Shoreline Development Guideline requirements.