

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, July 28, 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: *None at this time*

NEW PUBLIC HEARINGS:

CPN-039-15 Venezia Associates, representing James & Connie Craig, owners of property at 3356 Hickox Road, TM#96.00-1-18.100, is requesting two stage subdivision approval for a two-lot subdivision in the AR-2 zoning district.

CLOSED PUBLIC HEARINGS: *None at this time*

FINAL SUBDIVISIONS: *None at this time*

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

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

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

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

CPN-030-15 Design Works, representing Mark Tolbert, owner of property at 3596 Otetiana Point, TM#98.19-4-14.000, is requesting one stage site plan approval for a residential addition in the RLD zoning district.

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

- CPN-044-15 Daniel Pope Architects, representing Todd & Barbara Randall, owners of property at 3322 Fallbrook Park, TM#98.11-1-11.000, is requesting one stage site plan approval for a residential addition in the RLD zoning district.
- CPN-049-15 Fields Construction, representing Douglas & Georgia Lamb, owners of property at 3860 County Road 16, TM#113.13-1-1.100, is requesting one stage site plan approval to place a lakeside accessory structure in the RLD zoning district.
-

BOARD BUSINESS

- ☐ Approval of July 14, 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:
 - Case's Mini Storage Landscaping Surety Release
 - ☐ Comprehensive Plan – General Discussion
 - ☐ Other Business as Required:
 - Marks Engineering for Katie Dixon, 4845 NYS Route 21, 90-day approval extension
 - Code Updates
 - Septic Systems
 - NEPA, Veterans Project
-

STAFF REPORTS

UPCOMING APPLICATIONS

- 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*)
- 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. (*August 11 – special workshop at 3:00pm*)

ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DESIGN WORKS ARCHITECTURE FOR ELIZABETH & ROBERT WITHERS
BUILDING ADDITION
3582 COUNTY ROAD 16
CPN 091-14 TM# 98.17-1-21.000
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 Single-Stage Site Plan approval for a new second story addition, a 1,514 sq ft deck and patio addition to an existing single-family dwelling located at 3582 County Road 16 in the RLD zoning district and as described on the Site Plans dated June 19, 2015 and all other relevant information submitted as of July 28, 2015 (the current application), and

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

BE IT FURTHER RESOLVED THAT, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

BE IT FINALLY RESOLVED THAT, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 28, 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 28, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DESIGN WORKS ARCHITECTURE FOR ELIZABETH & ROBERT WITHERS
BUILDING ADDITION - 3582 COUNTY ROAD 16
CPN 091-14 TM# 98.17-1-21.000
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 a new second story addition, a 1,514 sq ft deck and patio addition to an existing single-family dwelling located at 3582 County Road 16 in the RLD zoning district and as described on the Site Plans dated June 19, 2015 and all other relevant information submitted as of July 28, 2015 (the current application), and

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

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

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

WHEREAS, the Planning Board did review and consider the Ontario County Planning Board's Referral # _____ dated _____; and

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

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

1. A landscaping surety in the amount to be determined by the Town Code Enforcement Officer/ Town Engineer is to be provided and accepted by the Town Board prior to the issuance of building permits.
2. A soil erosion surety in the amount to be determined by the Town Code Enforcement Officer/ Town Engineer is to be provided and accepted by the Town Board prior to the issuance of building permits.
3. 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.
4. The comments within the Town Engineer's letter dated July 23, 2015 are to be addressed.

5.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DESIGN WORKS ARCHITECTURE FOR ELIZABETH & ROBERT WITHERS
BUILDING ADDITION - 3582 COUNTY ROAD 16
CPN 091-14 TM# 98.17-1-21.000
SINGLE-STAGE SITE PLAN APPROVAL

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TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
DESIGN WORKS ARCHITECTURE FOR ELIZABETH & ROBERT WITHERS
BUILDING ADDITION - 3582 COUNTY ROAD 16
CPN 091-14 TM# 98.17-1-21.000
SINGLE-STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Single-Stage Site Plan approval for a new second story addition, a 1,514 sq ft deck and patio addition to an existing single-family dwelling located at 3582 County Road 16 in the RLD zoning district.
2. The above referenced information is based on the Site Plans dated June 19, 2015 and all other relevant information submitted as of July 28, 2015.
3. Replacement of the water service to the boat house is also proposed?
4. 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.
5. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
6. This application was referred to the following agencies and Staff for review and comment:
 - Ontario County Planning Board
 - Jim Fletcher, Town of Canandaigua Highway & Water Superintendent
 - Kevin Olvany, Canandaigua Lake Watershed program Manager
 - Town Environmental Conservation Board
 - MRB Group, Town Engineer
7. A referral to the Ontario County Planning Board (OCPB) was required and reviewed at the _____ board meeting.
8. Ontario County reviewed the applications (_____) classified it as _____ with a recommendation of _____.
9. No variances are required.
10. Comments were not received from the Canandaigua Lake Watershed Program Manager.
11. 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.
12. The Planning Board determined that the proposed project **meets/ does not meet** the Town's Shoreline Development Guideline requirements.
13. A Landscaping Surety in the amount to be determined by the Town Code Enforcement Officer was required by the Planning Board as the application is located within the RLD.
14. A Soil Erosion Surety in the amount to be determined by the Town Code Enforcement Officer was required by the Planning Board as the application is located within the RLD.
15. Comments were received from MRB dated July 23, 2015.
- 16.

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 APPROVAL - SEQR RESOLUTION – TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 504 sq.ft. attached garage and mudroom, a 380 sq.ft. 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 July 14, 2015 and all other relevant information submitted as of July 28, 2015 (the current application), and

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

BE IT FURTHER RESOLVED THAT, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

BE IT FINALLY RESOLVED THAT, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

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

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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 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 504 sq.ft. attached garage and mudroom, a 380 sq.ft. 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 July 14, 2015 and all other relevant information submitted as of July 28, 2015 (the current application), and

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

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

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

WHEREAS, the Planning Board did review and consider the Ontario County Planning Board's Referral Recommendation for application #71-2015 dated June 10, 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. A landscaping surety in the amount to be determined by the Town Code Enforcement Officer/ Town Engineer is to be provided and accepted by the Town Board prior to the issuance of building permits.
2. A soil erosion surety in the amount to be determined by the Town Code Enforcement Officer/ Town Engineer is to be provided and accepted by the Town Board prior to the issuance of building permits.
3. 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.
4. The comments within the Town Engineer's letter dated July 24, 2015 are to be addressed.
5. The location of the existing sanitary sewer lateral is to be verified. If located beneath the proposed garage addition or the driveway improvements an approval from the Canandaigua Lake County Sewer District will be required prior to issuance of a certificate of occupancy.

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 APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 28, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
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Ryan Staychock -
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L. S.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
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 APPROVAL

1. The applicant has submitted plans for Single-Stage Site Plan approval for a new second story addition, a 504 sq.ft. attached garage and mudroom, and a proposed new 380 sq.ft. driveway to an existing single-family dwelling located at 3596 Otetiana Point in the RLD zoning district.
2. The above referenced information is based on the Site Plans dated July 14, 2015 and all other relevant information submitted as of July 28, 2015.
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:
 - Ontario County Planning Board
 - Ontario County Ag Review Board
 - Jim Fletcher, Town of Canandaigua Highway & Water Superintendent
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed program Manager
 - John Berry, Canandaigua Lake County Sewer District
 - William Wright, Ontario County DPW
 - Greg Trost, NYSDOT
 - Town Environmental Conservation Board
 - MRB Group, Town Engineer
 - Dennis Brewer, Parks & Recreation Board
 - Geoff Brennessel, NYSEG
 - Wayne Dunton, RG&E
 - Mark Marentette, Chief, City Fire Dept.
 - Harold Kepper, ACOE
 - Paul Damato, Regional Director, NYSDEC
 - Carleen Pierce, Canandaigua City School District
 - Town of Gorham
6. A referral (referral #71-2015) to the Ontario County Planning Board (OCPB) was required and reviewed at the May 28, 2015 board meeting.
7. Ontario County Planning Board reviewed the application and made a recommendation of Denial.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
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 APPROVAL

8. The plans have been revised to eliminate variances. No variances are required.
9. Comments were received from the Canandaigua Lake Watershed Program Manager dated June 10, 2015.
10. Comments were received from MRB dated July 24, 2015.
11. Comments were received from the John Berry of Canandaigua Lake County Sewer District dated June 9, 2015.
12. Comments were received from the Town of Canandaigua ECB dated June 4, 2015.
13. The Planning Board has reviewed and considered all comments offered.
14. 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.
15. The Planning Board determined that the proposed project **meets/ does not meet** the Town's Shoreline Development Guideline requirements.
16. A Landscaping Surety in the amount to be determined by the Town Code Enforcement Officer was required by the Planning Board as the application is located within the RLD.
17. A Soil Erosion Surety in the amount to be determined by the Town Code Enforcement Officer was required by the Planning Board as the application is located within the RLD.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JAMES & CONNIE CRAIG (2-LOT SUBDIVISION)
3356 HICKOX ROAD
CPN 039-15 – TM#96.00-1-18.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering single stage subdivision plan approval for a 2-lot subdivision in the AR-2 zoning district creating 2 lots from the 27.3 acre parent parcel including Lot 1 at 2.0 acres, Lot 2 at 25.342 acres with no new development proposed and all other relevant information submitted as of July 28, 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 James and Connie Craig 2-Lot Subdivision application (hereinafter referred to as Action); and

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

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

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

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

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

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

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JAMES & CONNIE CRAIG (2-LOT SUBDIVISION)
3356 HICKOX ROAD
CPN 039-15 – TM#96.00-1-18.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

- (v) the site is not located within an identified archaeological sensitive area and no development is proposed;
- (vi) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (ix) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

BE IT FURTHER RESOLVED, based upon the information and analysis above and the supporting documentation referenced above, the proposed Action **WILL NOT** result in any significant adverse environmental impacts.

BE IT FINALLY RESOLVED, that the Planning Board does hereby make a Determination of Non-Significance on the proposed development, and the Planning Board Chairman is hereby directed to sign the Short Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Planning Board's determination.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 28, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JAMES & CONNIE CRAIG (2-LOT SUBDIVISION)
3356 HICKOX ROAD
CPN 039-15 – TM#96.00-1-18.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

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 28, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

DRAFT

Project: Craig - 2-Lot Subdivision

Date: July 28, 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:	<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"/>

Project: Craig SubdivisionDate: July 28, 2015

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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

☐ 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.

☒ 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

July 28, 2015

Name of Lead Agency

Date

Thomas Schwartz

Planning Board Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

-MRB Group

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JAMES & CONNIE CRAIG (2-LOT SUBDIVISION)
3356 HICKOX ROAD
CPN 039-15 – TM#96.00-1-18.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering single stage subdivision plan approval for a 2-lot subdivision in the AR-2 zoning district creating 2 lots from the 27.3 acre parent parcel including Lot 1 at 2.00 acres, Lot 2 at 25.3 acres with no new development proposed and all other relevant information submitted as of July 28, 2015 (the current application), and

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

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

WHEREAS, on July 28, 2015 the Planning Board, serving as lead agency, made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR, and

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

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

1. A note is to be added to the subdivision plans stating that no new development is proposed and that lot 1 and lot 2 are not an approved "build-able" lot and require Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring on these lots.
2. A note shall be added to the subdivision plans that a perc test has not been conducted for the proposed new lot 1 and lot 2 and that the proposed new lot 1 and lot 2 shall not be considered a "buildable" lot until a satisfactory per test has been completed.
3. 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.
4. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of building permits pursuant to Town Code Chapter 111 and NYS Town Law.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 28, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JAMES & CONNIE CRAIG (2-LOT SUBDIVISION)
3356 HICKOX ROAD
CPN 039-15 – TM#96.00-1-18.100
SINGLE STAGE SUBDIVISION 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 July 28, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR JAMES & CONNIE CRAIG (2-LOT SUBDIVISION)
3356 HICKOX ROAD
CPN 039-15 – TM#96.00-1-18.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering single stage subdivision plan approval for a 2-lot subdivision in the AR-2 zoning district.
2. Applicant is proposing to subdivide a 27.3 acre parcel creating 2 Lots including Lot 1 at 2.0 acres and Lot 2 at 25.342 acres.
3. Proposed Lot 1 is vacant.
4. Proposed lot 2 contains an existing metal barn and driveway onto Hickox Road located at the north western corner of lot 2.
5. No new development proposed at this time for either lot 1 or lot 2.
6. Separate site plan approval by the Planning Board is required prior to any development occurring on the proposed lots.
7. This is an Unlisted Action under SEQR and does not require coordination. A Short Environmental Assessment Form (EAF) Part 1 was completed by the Applicant.
8. The EAF Part 2 and Part 3 were completed by the Planning Board.
9. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
10. This application was referred to the following agencies for review and comment:
 - George Bardin, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Town Environmental Conservation Board
 - Ontario County Agricultural Review Board
 - Carleen Pierce, Canandaigua City School District
11. A referral to the Ontario County Planning Board (OCPB) was not required due to Exemption #11.
12. The Subdivision Plan depicts both lots with an accessible driveway location that meets the American Association of State Highway and Transportation Officials (AASHTO) requirements for sight distance.
13. Lot 1 and lot 2 are not considered an approved “build-able” lot and require Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring on these lots.
14. A perc test has not been conducted for the proposed new lot 1 and lot 2 and shall not be considered a “buildable” lot until a satisfactory per test has been completed.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR JAMES & CONNIE CRAIG (2-LOT SUBDIVISION)
3356 HICKOX ROAD
CPN 039-15 – TM#96.00-1-18.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

15. Pursuant to Chapter 111 of Town Code and NYS Town Law the Planning Board may choose to require set aside of parkland or payment of a fee in lieu thereof when reviewing plans for residential development.
16. The Planning Board makes the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
17. The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed subdivision which creates 2 new lots.
18. The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
19. The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
20. This increase in population will intensify the need for land to be used for parks and recreation.
21. A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed subdivision plat.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DANIEL POPE ARCHITECTS FOR TODD & BARBARA RANDALL
RESIDENTIAL ADDITION – RLD ZONING DISTRICT
3322 FALLBROOK PARK
CPN 044-15 TM# 98.11-1-11.000
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 raised roof addition with 2 bedrooms and a full bath, the improvements also include a 8'x18' (144 sq.ft.) covered patio along the lakeside location of the existing single-family dwelling located at 3322 Fallbrook Park in the Residential Lake District RLD and as described on the site plans dated June 10, 2015 and all other relevant information submitted as of July 28, 2015 (the current application), and

WHEREAS, the Zoning Board of Appeals at their July 21, 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, _____ Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 28, 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 28, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING KYLE & KATIE DIXON - 4845 NYS ROUTE 21
3-LOT SUBDIVISION AND SITE PLAN REVIEW
CPN 035-14 TM# 139.00-1-29.110
SINGLE-STAGE SUBDIVISION & 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-Staged Subdivision & Site Plan approval of the Kyle & Katie Dixon Subdivision Plans dated October 6, 2014 and last revised October 27, 2014 prepared by Marks Engineering and as requested for in an email dated May 20, 2015 from Marks Engineering; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☒ **Approves with Previous Conditions (January 13, 2015)** ☐ **Approves with the following Conditions;** or ☐ **Denies the application** for the following reasons:

The Single-Staged Subdivision Plan approval of the Kyle & Katie Dixon Subdivision Plans is hereby approved for the first 90-day extension, as provided for in Section 276.7 (c) of New York State Town Law, which shall expire 90 days from the previous expiration date of July 13, 2015. The new expiration date is **October 11, 2015**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 28, 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 28, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

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

APPLICANT(S): MARK CASE
PROJECT NAME – MARK CASE RETAIL/ STORAGE BUILDING – STATE ROUTE 332
RELEASE – LANDSCAPING SURETY RELEASE NO. 2 (FINAL)
CPN No. 066-13 & 067-13

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Request Form signed by the Town Code Enforcement Officer and a cover letter from the Town Engineer (MRB Group) dated July 20, 2015 describing the items involved with the subject final release of the Landscaping Surety for this project; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested final release of \$1,000.00 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, July 28, 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 28, 2015 meeting.

John Robortella, Secretary of the Board

L. S.