

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

PLANNING BOARD

Tuesday, August 11, 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

Special Workshop scheduled at 3:00pm:

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.

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*

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-013-15 Grove Engineering, representing Joseph and Mary Bell, owner of properties at 4865/4885 County Road 16, TM#140.18-1-8.111/8.112, is requesting one stage site plan approval for the relocation of a detached garage and driveway modifications 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.
- CPN-032-15 Torchia Structural Engineering, representing Cheshire Community Action Team, owner
CPN-036-15 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.

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

BOARD BUSINESS

- ☐ Approval of July 28, 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:
 - ☐ Comprehensive Plan – General Discussion
 - ☐ Other Business as Required:
 - Tony Yannotti, site plan amendments (continuation request)
 - Daryl Rossi, rezoning from I to MU-3 districts (continuation request)
-

STAFF REPORTS

UPCOMING APPLICATIONS

- Ron & Elena Swanson, owners of property at 3314 Eastwind Way, TM#98.42-1-62.000, are requesting a special use permit for a major home occupation (seamstress shop) in the MR zoning district.
- Fields Construction, representing Richard Sands, owner of property at 4947 County Road 16, TM#154.06-1-7.100, is requesting single stage subdivision approval for a two-lot subdivision in the RLD zoning district.

ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GROVE ENGINEERING FOR JOSEPH & MARY BELL – DRIVEWAY IMPROVEMENTS
4865 COUNTY ROAD 16
CPN 013-15 TM# 140.18-1-8.111
SINGLE-STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering single stage site plan approval for the tear-down of an existing single family dwelling and relocation of an existing driveway and attached garage to detached located at 4865 County Road 16 as detailed on the site plans dated March 20, 2015, last revised July 31, 2015 and all other relevant information submitted as of August 11, 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 existing septic system and leach area for house 4885 is required to be redesigned, replaced, and approved by Canandaigua Lake Watershed Inspector and NYSDOH prior to the Planning Board taking action on this application; and

WHEREAS, the proposed detached garage location has changed and the conditions of the area variance granted by the Town of Canandaigua Zoning Board of Appeals stated that any deviation from site plan that was before them would invalidate the variance; and

WHEREAS, the proposed project is required to go back to ZBA for review of the area variance at their August 18, 2015 meeting; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the application to their Tuesday, August 25, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 11, 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 August 11, 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 August 11, 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 applicant has not yet provided revised site plans and will request that their area variance application be continued to the September 15, 2015 Zoning Board of Appeals meeting;

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 September 15, 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, October 13, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 11, 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 August 11, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

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 USE (§220-41)
& SINGLE-STAGE SITE PLAN APPROVAL
CONTINUATION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Special Use Permit for a Public Use (§220-35 & §220-41) 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 August 11, 2015 (the current application), and

WHEREAS, the Zoning Board of Appeals at their July 21, 2015 meeting granted the areas variances with the following conditions: (1) Adequate municipal parking providing at least 30 parking spaces shall be created on Town owned lot (#125.12-1-10.000) and approved prior to the issuance of building permits; (2) Prior to building permits being issued the applicant shall stake out the existing septic system located on its property that services the neighboring property to ensure that no impact will occur during construction; and

WHEREAS, the Planning Board has requested that the site plan be revised to address these conditions; 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, September 8, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 11, 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 August 11, 2015 meeting.

John Robortella, Secretary of the Board L. S.

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 USE (§220-41)
& SINGLE-STAGE SITE PLAN APPROVAL
SEQR RESOLUTION – TYPE II

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Special Use Permit for a Public Use (§220-41) 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 August 11, 2015 (the current application), 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, August 11, 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 August 11, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

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 USE (§220-41)

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Special Use Permit for a Public Use (§220-35 & §220-41) 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 August 11, 2015 (the current application), 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 August 11, 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 Chapter 220-35 and Chapter 220-41 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 & §220-41.
2. In compliance with Town Code §220-35 & §220-41, 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 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.

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 USE (§220-41)

6. Adequate municipal parking providing at least 30 parking spaces shall be created on Town owned lot (#125.12-1-10.000) and approved by the Town Board prior to the issuance of building permits.
7. Prior to building permits being issued the applicant shall stake out the existing septic system located on its property that services the neighboring property to ensure that no impact will occur during construction.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 11, 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 August 11, 2015 meeting.

John Robortella, Secretary of the Board

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 USE (§220-41)
SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Special Use Permit for a Public Use (§220-35 & §220-41) 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 August 11, 2015 (the current application), 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 August 11, 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 Chapter 220-35 and Chapter 220-41, 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. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
2. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
3. Adequate municipal parking providing at least 30 parking spaces shall be created on Town owned lot (#125.12-1-10.000) and approved by the Town Board prior to the issuance of building permits.
4. Prior to the Planning Board Chairman signature being affixed to the site plans, a note shall be added to the site plans stating that adequate municipal parking providing at least 30 parking spaces shall be created on Town owned lot (#125.12-1-10.000) and approved by the Town Board prior to the issuance of building permits.
5. Prior to building permits being issued the applicant shall stake out the existing septic system located on its property that services the neighboring property to ensure that no impact will occur during construction.
6. Prior to the Planning Board Chairman signature being affixed to the site plans, a note shall be added to the site plans stating that prior to building permits being issued the applicant

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 USE (§220-41)
SITE PLAN APPROVAL

shall stake out the existing septic system located on its property that services the neighboring property to ensure that no impact will occur during construction.

7. The site plans are to be revised to address George Barden's comments in an email dated June 10, 2015 regarding the proposed holding tanks. An approval from George Barden shall be provided prior to issuance of building permits.
8. The comments within the Town of Canandaigua Highway & Water Superintendent's email dated June 16, 2015 are to be addressed to the satisfaction of the Town of Canandaigua Highway & Water Superintendent prior to signing by the Planning Board Chairman.
9. A signature line for the Town of Canandaigua Highway & Water Superintendent is to be added to the site plans and the site plans signed by the Town of Canandaigua Highway & Water Superintendent prior to the Planning Board Chairman signature being affixed to the plans.
10. The comments within the Town Engineer's letter dated June 8, 2015 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
11. 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, August 11, 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 August 11, 2015 meeting.

L. S.
John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
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 USE (§220-41)
SITE PLAN APPROVAL

1. On August 11, 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 and Single-Stage Site Plan approval for a second-story addition and site improvements to an existing Cheshire Community Building located at 4270 NYS Route 21 in a NC Neighborhood Commercial Zoning District.
5. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35 and 220-41 of the Town Code.
6. The Planning Board discussed outdoor storage.
7. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
8. This application was referred to the following agencies 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
 - William Wright, Ontario County DPW
 - Greg Trost, NYSDOT
 - Town Environmental Conservation Board
 - MRB Group, Town Engineer
 - Dennis Brewer, Parks & Recreation Board
 - Michael Miller, Chief, Cheshire Fire Dept.
 - Carleen Pierce, Canandaigua City School District
 - Ray Henry, Town Historian

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
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 USE (§220-41)
SITE PLAN APPROVAL

- State Historic Preservation Office (SHPO)
- Sheryl Robbins, P.E. – NYS Department of Health

9. A referral to the Ontario County Planning Board (OCPB) was required.
10. The Planning Board did review the Ontario County Planning Board's comments with a recommendation of _____.
11. NYSDOT stated that they had no comments as no work is proposed within the NYS right-of-way in an email dated June 5, 2015.
12. The ECB encouraged the Planning Board and the Zoning Board of Appeals to work with the applicant to help preserve this important part of Canandaigua and Cheshire history in comments dated June 4, 2015.
13. Comments from George Barden were received in an email dated June 10, 2015 regarding his review of the proposed holding tanks.
14. Ontario County DPW stated in an email dated June 9, 2015 the site is not situated on a county highway or within a county sewer district and no permits are required.
15. The Town Highway and Water Superintendent issued comments in an email dated June 16, 2015 regarding his review of the proposed water improvements.
16. A comment letter dated June 8, 2015 regarding the site plans was received from the Town Engineer.
17. Kevin Olvany issued comments in an email dated June 10, 2015.
18. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
19. This project required area variances for the following:
 - The expansion of a pre-existing non-conforming structure with a north side setback of 6.56ft. when 20.0ft. is required. An area variance of 13.44ft. required.
 - The expansion of a pre-existing non-conforming structure with a south side setback of 0.38ft. when 100.0ft. is required (adjacent to a residential district). An area variance of 99.62ft.. required.
 - The expansion of a pre-existing non-conforming structure with a front setback of 1.38ft. when 100.0ft. is required (adjacent to a residential district). An area variance of 98.62ft.. required.
 - The proposed Special Use of 'Public Use' requires 30 parking spaces, and no spaces are proposed. An area variance of 30 parking spaces required.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
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 USE (§220-41)
SITE PLAN APPROVAL

20. The variances were reviewed and approved at the July 21, 2015 ZBA meeting.
21. The ZBA granted approval with the following conditions:
 - The variance(s) granted are specific to the plans submitted to the Zoning Board of Appeals. Any change in the plans shall invalidate the variance(s) and applicant shall request a new variance from the Zoning Board of Appeals.
 - The variance(s) is conditioned on building permits being issued within one (1) year of the date the variance(s) is granted.
 - This variance is conditioned on adequate municipal parking that shall provide at least 30 parking spaces being created on Town owned lot (#125.12-1-10.000) being approved prior to the issuance of building permits.
 - Applicant shall stake out the septic system located on its property that services the neighboring property and shall ensure that the addition has no impact on the existing septic system.
22. The Planning Board has reviewed these comments and conditions and considered them as part of their review of the application.
23. An inspection by the Town Code Enforcement Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval is to be completed.
24. The Planning Board requested that a note be added to the site plans stating that adequate municipal parking providing at least 30 parking spaces be created on Town owned lot (#125.12-1-10.000) and approved by the Town Board prior to the issuance of building permits.
25. The Planning Board requested a note be added to the site plans stating that prior to building permits being issued the applicant shall stake out the existing septic system located on its property that services the neighboring property to ensure that no impact will occur during construction.
26. An approval from George Barden regarding his review of the holding tanks is to be provided.
- 27.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
TONY YANNOTTI – 2536-2538 NYS ROUTE 21
CPN 034-14 TM# 71.00-1-18.200
AMENDED SPECIAL USE PERMIT APPROVAL (§220-57 SMALL COMMERCIAL)
CONTINUATION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a request for an amended Special Use Permit (§220-57 Small Commercial) to allow the construction of ground level deck, heavy-duty handrail fence, modification of the NYSDOT right-of-way and lighting improvements for the site located at 2536-2538 NYS Route 21 to be used as an ice cream stand in a AR-1 Zoning District; and

WHEREAS, the Planning Board cannot take action on this application until all the New York State Department of Transportation (NYSDOT) has commented on this application and the proposed right-of-way modification; and

WHEREAS, the project requires an area variance from the front setback requirement of 60' from the Zoning Board of Appeals and is scheduled for the September 15, 2015 ZBA meeting; and

WHEREAS, the applicant in an email dated July 27, 2015 has requested to be continued to the September 22, 2015 Planning Board meeting; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the application to their Tuesday, September 22, 2015 Planning Board Meeting to provide the applicant enough time to coordinate with NYSDOT and make application with the Town of Canandaigua ZBA for the required area variance.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 11, 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 August 11, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DARYL ROSSI – 2798 COUNTY ROAD 10
CPN 033-14 TM# 71.00-1-26.200
SINGLE-STAGE SITE PLAN APPROVAL – CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a referral from the Town of Canandaigua Town Board requesting site plan review regarding the rezoning of a 1.4-acre parcel from Industrial (I) to Mixed Use Overlay 3 (MUO-3) located at 2798 County Road 10; and

WHEREAS, the Planning Board is considering a Single-Stage Site Plan approval to convert an existing vacant building (building #3) located on 2798 County Road 10 into a Nano-Brewery making no modifications to the footprint of the existing building and proposing only minor landscaping improvements around the existing deck; and

WHEREAS, the Planning Board cannot take action until the requested information including the submittal of an updated site plan depicting the redesigned septic system and proposed leach field locations, and confirmation of the title transfer are provided; and

WHEREAS, the application is subject to a review from the Ontario County Planning Board as it is located on a County Road; and

WHEREAS, the Planning Board cannot take action until the results from the Ontario County Planning Board meeting regarding their review of this application are provided; and

WHEREAS, the applicant in an email dated July 27, 2015 has requested be to be continued to a September or October Planning Board meeting; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the public hearing and table the application to their Tuesday, October 13, 2015 Planning Board Meeting to provide the applicant enough time to address the Town and Ontario County's concerns.

BE IT FURTHER RESOLVED that the Planning Board does hereby request that if the applicant wishes to attend an early Planning Board meeting, then the applicant is to contact the Town of Canandaigua Development Office no later than twenty (20) days prior the requested Planning Board meeting date.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 11, 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
DARYL ROSSI – 2798 COUNTY ROAD 10
CPN 033-14 TM# 71.00-1-26.200
SINGLE-STAGE SITE PLAN APPROVAL – CONTINUATION

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 August 11, 2015 meeting.

John Robortella, Secretary of the Board

L. S.