

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, September 22, 2015, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY: Thomas Schwartz
BOARD MEMBERS: Karen Blazey, Richard Gentry, Charles Oyler, Ryan Staychock
SECRETARY: John Robortella
STAFF MEMBERS: Lance Brabant, MRB Group
Christian Nadler, Planning Board Attorney
Douglas Finch, Director of Development

Pledge of Allegiance
Introduction of Board Members and Staff
Overview of Emergency Evacuation Procedure
Attest to the Publishing of Legal Notices
Privilege of the Floor

SKETCH PLANS: *None at this time*

CONTINUED PUBLIC HEARINGS:

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:

CPN-061-15 George Stanton, owner of property at 2546 NYS Route 21, TM#71.00-1-72.100, is requesting single stage subdivision approval for a 2-lot subdivision in the AR-1 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: *None at this time*

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

- CPN-060-15 Steve & Deana Cleason, owners of property at 4075 Onnalinda Drive, TM#113.17-1-8.110, is requesting one stage site plan approval to place an accessory structure (pole barn) in the RLD zoning district.
- CPN-063-15 Phil Green, representing Robert & Cathy Jacobson, owners of property at 5271 Menteth Drive, TM#140.11-1-22.000, are requesting site plan approval to place rip rap shoreline in the RLD zoning district.
- CPN-067-15 Venezia Associates, representing Randall Farnsworth, owner of property at 2350 NYS Route 332, TM#70.06-1-63.100, is requesting one stage site plan approval for a commercial addition in the CC zoning district.
- CPN-068-15 Venezia Associates, representing Richard Sands, owner of property at 4947 County Road 16, TM#154.06-1-7.100, is requesting one stage site plan approval to construct a single-family dwelling in the RLD zoning district.

BOARD BUSINESS

- Approval of September 8, 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, owner of property at 2536-2538 NYS Route 21, TM#71.00-1-18.200, is requesting amended special use permit approval to place an ice cream stand in the AR-1 zoning district.

STAFF REPORTS

UPCOMING APPLICATIONS

OCTOBER 13, 2015 MEETING:

- CPN-033-14 Daryl Rossi, owner of property at 2798 County Road 10, TM#71.00-1-26.200, is requesting one stage site plan approval to re-zone a parcel.
- 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.
- Centerpointe Site Plan and Landscaping Plan revisions
- DePaul Trolley Station – amended site plan (solar panel arrays)

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 July 31, 2015 and all other relevant information submitted as of September 22, 2015 (the current application), and

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) issued a comment letter dated August 10, 2015 to the applicant requesting the subdivision plans be revised to address their comments to remain eligible for coverage under the Construction Stormwater General 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

WHEREAS, the applicant in an email dated September 15, 2015 requested that this application be continued to the October 27, 2015 Planning Board meeting; 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, October 27, 2015** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 22, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the September 22, 2015 meeting.

John Robortella, Secretary of the Board L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GEORGE AND CHARLOTTE STANTON (3-LOT SUBDIVISION)
2546 STATE ROUTE 21
CPN 061-15 – TM#71.00-1-72.100
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 3-Lot subdivision in the AR-1 zoning district creating 3 Lots from the 158.677 acre parent parcel including Lot 1 at 153.671 acres, Lot 2 at .017 acres to be annexed to Tax Map No. 71-1-65.121 creating a 1.816 acre parcel, and Lot 3 at 4.989 acres with no new development proposed and all other relevant information submitted as of September 22, 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 George & Charlotte 3-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;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GEORGE AND CHARLOTTE STANTON (3-LOT SUBDIVISION)
2546 STATE ROUTE 21
CPN 061-15 – TM#71.00-1-72.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

- (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, however no development or site disturbance is proposed at this time;
- (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, September 22, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GEORGE AND CHARLOTTE STANTON (3-LOT SUBDIVISION)
2546 STATE ROUTE 21
CPN 061-15 – TM#71.00-1-72.100
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 September 22, 2015 meeting.

John Robortella, Secretary of the Board L. S.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <i>FINAL RESUBDIVISION OF GEORGE N. JR. & CHARLOTTE H. STANTON</i>							
Project Location (describe, and attach a location map): <i>2546 STATE ROUTE 21 CANANDAIGUA NY 14424</i>							
Brief Description of Proposed Action: <i>TO SUBDIVIDE 4.989 ACRES FROM TAX MAP NO. 71-1-72.1, AND TO SUBDIVIDE 0.017 ACRE FROM TAX MAP NO. 71-1-72.1 AND ANNEX IT TO TAX MAP NO. 71-1-65.121</i>							
Name of Applicant or Sponsor: <i>GEORGE & CHARLOTTE STANTON</i>		Telephone:					
		E-Mail:					
Address: <i>2546 ST ROUTE 21</i>							
City/PO: <i>CANANDAIGUA</i>		State: <i>NY</i>	Zip Code: <i>14424</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>158.6</i> acres					
b. Total acreage to be physically disturbed?		<i>0</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>158.6</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							

<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)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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? If Yes, describe: _____ _____ _____</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>GEORGE N STANTON / CHARLOTTE H. STANTON</u> Date: <u>8/20/14</u></p> <p>Signature: <u>George Stanton / Charlotte H. Stanton</u></p>		

Project: Stanton- 3-Lot Subdivision

Date: September 22, 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: Stanton Subdivision

Date: September 22, 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 3-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
Name of Lead Agency

September 22, 2015
Date

Thomas Schwartz
Print or Type Name of Responsible Officer in Lead Agency

Planning Board Chairman
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer) -MRB Group

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GEORGE AND CHARLOTTE STANTON (3-LOT SUBDIVISION)
2546 STATE ROUTE 21
CPN 061-15 – TM#71.00-1-72.100
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 3-Lot subdivision in the AR-1 zoning district creating 3 Lots from the 158.677 acre parent parcel including Lot 1 at 153.671 acres, Lot 2 at .017 acres to be annexed to Tax Map No. 71-1-65.121 creating a 1.816 acre parcel, and Lot 3 at 4.989 acres with no new development proposed and all other relevant information submitted as of September 22, 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 September 22, 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 is not an approved “build-able” lot requiring Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring on this lot.
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 that the proposed new lot 1 shall not be considered a “buildable” lot until a satisfactory per test has been completed.
3. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of building permits pursuant to Town Code Chapter 111 and NYS Town Law for lot 1, lot 2, and lot 3.
4. 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.
- 5.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GEORGE AND CHARLOTTE STANTON (3-LOT SUBDIVISION)
2546 STATE ROUTE 21
CPN 061-15 – TM#71.00-1-72.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 22, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the September 22, 2015 meeting.

John Robortella, Secretary of the Board L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
GEORGE AND CHARLOTTE STANTON (3-LOT SUBDIVISION)
2546 STATE ROUTE 21
CPN 061-15 – TM#71.00-1-72.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering Single Stage Subdivision Plan Approval for a 3-Lot subdivision in the AR-1 zoning district.
2. The applicant is proposing to subdivide a 158.677 acre parcel to create 3 lots.
3. Lot 1 at 153.671 acres, Lot 2 at .017 acres to be annexed to an existing lot identified as Tax Map No. 71-1-65.121 creating a 1.816 acre parcel, and Lot 3 at 4.989 acres.
4. Proposed lot 2 and lot 3 contain an existing single-family dwelling and driveway off County Road State Route 21.
5. Proposed lot 1 is vacant.
6. No new development is proposed at this time.
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:
 - Ontario County Ag Review Board
11. A referral to the Ontario County Planning Board (OCPB) was not required due to Exemption #11.
12. The Subdivision Plan depicts all 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 is not considered an approved “build-able” lot requiring Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring.
14. A perc test has not been conducted for the proposed new lot 1 and shall not be considered a “buildable” lot until a satisfactory per test has been completed.
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 3 new lots.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
GEORGE AND CHARLOTTE STANTON (3-LOT SUBDIVISION)
2546 STATE ROUTE 21
CPN 061-15 – TM#71.00-1-72.100
SINGLE STAGE SUBDIVISION PLAN APPROVAL

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.
22. The Planning Board reviewed this application with the Town Code Chapter §174-16 regarding Conservation Subdivision requirements.
23. Conservation subdivision requirements shall apply to all subdivisions of property in all zoning districts unless:
 - The proposed subdivision results in a total of four or fewer lots created from one parent parcel; and
 - The road frontage of the parent parcel will not be reduced by more than 50%; and
 - No new public street or private roads will be created; and
 - No more than 10% of the parent parcel contains priority natural resources as identified in the Town's Natural Resources Inventory.
24. The Planning Board determines that based on the Zoning Determination dated September 3, 2015 prepared by the Town of Canandaigua Zoning Officer, the above referenced conditions have been met.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
STEVEN & DEANNA CLEASON CONSTRUCTION OF AN ACCESSORY BUILDING
4075 ONNALINDA DRIVE
CPN 060-15 TM# 113.17-1-8.110
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 an 1,200 sq.ft. accessory structure (pole barn) located at 4075 Onnalinda Drive within the RLD zoning district and as described on the site plans dated August 3, 2015 and all other relevant information submitted as of September 22, 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, September 22, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the September 22, 2015 meeting.

John Robortella, Secretary of the Board L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
STEVEN & DEANNA CLEASON CONSTRUCTION OF AN ACCESSORY BUILDING
4075 ONNALINDA DRIVE
CPN 060-15 TM# 113.17-1-8.110
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 an 1,200 sq.ft. accessory structure (pole barn) located at 4075 Onnalinda Drive within the RLD zoning district and as described on the site plans dated August 3, 2015 and all other relevant information submitted as of September 22, 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 #__-2015 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. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. A cross access easement should be provided over the existing driveway located on the neighboring parcel to the north identified as Tax Map No. 113.17-28 servicing the proposed structure located on the parcel identified as Tax Map No. 113.17-1-8.110 to provide legal access.
3. The total area of disturbance is to be labeled on the final plan prior to obtaining the signature of the Planning Board Chairperson.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 22, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
STEVEN & DEANNA CLEASON CONSTRUCTION OF AN ACCESSORY BUILDING
4075 ONNALINDA DRIVE
CPN 060-15 TM# 113.17-1-8.110
SINGLE-STAGE 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 September 22, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
STEVEN & DEANNA CLEASON CONSTRUCTION OF AN ACCESSORY BUILDING
4075 ONNALINDA DRIVE
CPN 060-15 TM# 113.17-1-8.110
SINGLE-STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Single-Stage Site Plan approval for the construction of 1,200 sq.ft. accessory structure (pole barn) located at 4075 Onnalinda Drive within the Residential Lake District RLD.
2. The above referenced information is based on the Site Plans dated August 3, 2015 and all other relevant information submitted as of September 22, 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
 - James Fletcher, Town Highway Superintendent
 - Kevin Olvany, Canandaigua Lake Watershed program Manager
 - Town Environmental Conservation Board
 - Michael Miller, Chief, Cheshire Fire Dept.
 - Carleen Pierce, Canandaigua City School District
6. A referral (referral #__-2015) to the Ontario County Planning Board (OCPB) was required and reviewed at the _____, 2015 board meeting.
7. Ontario County Planning Board reviewed the application and made a recommendation of _____.
8. No area variances were required.
9. Comments were not provided from the Canandaigua Lake Watershed Program Manager.
10. The Planning Board has reviewed and considered all comments offered.
- 11.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
WARDEN HILL INC. FOR ROBERT & CATHY JACOBSON
5271 MENTETH DRIVE
CPN-063-15 TM# 140.11-1-22.000
ONE STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a One Stage Site Plan Approval to place 55' of rip-rap along the Canandaigua Lake shoreline for stabilization located at 5271 Menteth Drive within the RLD, a detailed on plans stamped received August 21, 2015 and all other relevant information submitted as of September 22, 2015 (the current application), and

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) issued a comment letter dated August 28, 2015 to the applicant stating that the application was incomplete; and

WHEREAS, the Planning Board cannot act on this application until the requested information by the NYSDEC has been addressed and revised site 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 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, September 22, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the September 22, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RANDALL FARNSWORTH
FARNSWORTH CHEVROLET BUILDING ADDITIONS - 2350 NYS ROUTE 332
CPN 067-15 TM# 70.06-1-63.100
SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE/ NEGATIVE DECLARATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has reviewed the State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) Part 1, prepared by the Venezia Associates and the Short EAF Part 2 & Part 3 completed by the Planning Board on the above referenced Farnsworth Chevrolet Building Additions (hereinafter referred to as proposed development); and

WHEREAS, the Planning Board determines that said proposed development is classified as an Unlisted Action under the 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 does hereby designate itself as lead agency for the proposed development above herein; 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 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;
- (v) the site is not located within an identified archaeological sensitive area;
- (vi) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RANDALL FARNSWORTH
FARNSWORTH CHEVROLET BUILDING ADDITIONS - 2350 NYS ROUTE 332
CPN 067-15 TM# 70.06-1-63.100
SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE/ NEGATIVE DECLARATION

- (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 Long 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, September 22, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the September 22, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

RECEIVED

FOR REVIEW

AUG 14 2015

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 Farnsworth Chevrolet</i>			
Project Location (describe, and attach a location map): <i>2350 Rte 332</i>			
Brief Description of Proposed Action: <i>Body shop addition + office addition to existing bldg</i>			
Name of Applicant or Sponsor: <i>Venezia + assoc</i>		Telephone: <i>585 396 3267</i>	
		E-Mail: <i>rocco@veneziasurvey.com</i>	
Address: <i>5120 Laura Lane</i>			
City/PO: <i>Canandaigua</i>		State: <i>NY</i>	Zip Code: <i>14424</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>73,162 acres SQ FT</i>	
b. Total acreage to be physically disturbed?		<i>73,162 acres SQ FT</i>	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>5.258 acres</i>	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	
	<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	YES	
	<input type="checkbox"/>	<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	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 checked="" 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 checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? 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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES 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	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<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>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>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>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 Farmsworth</u> Date: <u>8/14/15</u></p> <p>Signature: _____</p>		

Project:	Farnsworth Additions
Date:	September 22, 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? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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: Farnsworth Additions

Date: September 22, 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 Planning Board, as the lead agency for this Action, under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the development of the proposed Farnsworth Chevrolet Additions Project located at 2350 Route 332 Canandaigua NY. Based upon this evaluation, the Planning Board, in a separate resolution adopted on Tuesday, September 22, 2015 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Town of Canandaigua Planning Board	September 22, 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
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)
	- MRB Group

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RANDALL FARNSWORTH
FARNSWORTH CHEVROLET BUILDING ADDITIONS - 2350 NYS ROUTE 332
CPN 067-15 TM# 70.06-1-63.100
SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a request for Single-Stage Site Plan approval for the proposed construction of a 7,185 sq.ft. body shop building addition and 1,150 sq.ft. office addition to the existing car dealership (Farnsworth Chevrolet) located at 2350 NYS Route 332 as described in the Site Plans dated August 14, 2015 and all other relevant information submitted as of September 22, 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 September 22, 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. The comments from the Canandaigua-Farmington Water District are to be addressed and signature affixed to the site plans prior to signing by the Planning Board Chairman.
4. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and accepted by the Town Board prior to the issuance of building permits.
5. A Landscaping surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and accepted by the Town Board prior to the issuance of building permits.
6. An approval from the Canandaigua Lake County Sewer District (CLCSD) regarding their review of the sanitary sewer improvements is to be provided to the Development Office prior to the issuance of the Certificate of Occupancy.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RANDALL FARNSWORTH
FARNSWORTH CHEVROLET BUILDING ADDITIONS - 2350 NYS ROUTE 332
CPN 067-15 TM# 70.06-1-63.100
SINGLE-STAGE SITE PLAN APPROVAL

7. A separate signage application for all proposed ground and building signage is to be provided to the Town Development Office for review and approval.
- 8.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 22, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the September 22, 2015 meeting.

L. S.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES REPRESENTING RANDALL FARNSWORTH
FARNSWORTH CHEVROLET BUILDING ADDITIONS - 2350 NYS ROUTE 332
CPN 067-15 TM# 70.06-1-63.100
SINGLE-STAGE SITE PLAN APPROVAL

1. The Planning Board is considering a request for Single-Stage Site Plan approval for the construction of a 7,185 sq.ft. body shop building addition and 1,150 sq.ft. office addition to the existing car dealership (Farnsworth Chevrolet) located at 2350 NYS Route 332 as described in the Site Plans dated August 14, 2015 and all other relevant information submitted as of September 22, 2015.
2. The application is classified as an Unlisted Action in accordance with implementing regulations of NYS Environmental Quality Review Act (NYCRR Part 617).
3. The Planning Board determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations and determined that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations.
4. On September 22, 2015, the Planning Board designated itself as lead agency for the proposed development and determined that the development **WILL NOT** result in any significant adverse environmental impacts based on the review of the Short Environmental Assessment Form (EAF) Parts 1, 2, and 3.
5. The Planning Board made a Determination of Non-Significance on the proposed development and issued a Negative Declaration as evidence of the Planning Board's determination.
6. The project is maintaining its existing entrance off NYS Route 332.
7. The project is serviced by existing public water off NYS Route 332 (Canandaigua-Farmington Water District).
8. The project is serviced by existing public sanitary sewer off NYS Route 332 (Canandaigua Lake County Sewer District).
9. No other improvements are proposed with this application.
10. Landscaping Calculations for proposed project:
 - Lot Size: 4.040 acres (229,038 sq ft)
 - 30% required green space = 1.6 acres (68,712 sq ft)
 - 1,250 sq ft = **55 canopy shade trees are required**
 - 250 sq ft = **275 deciduous shrub / evergreens are required**
11. According to Section 220-76 D (15) in all districts, automotive use areas containing more than 10 parking spaces shall have at least one shade tree for each 10 parking spaces or portion thereof.
12. The plans depict 71 parking spaces requiring 7 shade trees to be provided within the parking area.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES REPRESENTING RANDALL FARNSWORTH
FARNSWORTH CHEVROLET BUILDING ADDITIONS - 2350 NYS ROUTE 332
CPN 067-15 TM# 70.06-1-63.100
SINGLE-STAGE SITE PLAN APPROVAL

13. According to Section 220-76 D (15) parking areas designed for more than 10 cars are required to provide a minimum of 5% of the interior of the parking area for landscaping.
14. A Zoning Law Determination was completed for this application dated August 26, 2015 for the following issues:
 - The property owner wishes to add multiple additions to a preexisting non-conforming structure.
 - The existing front setback of the preexisting non-conforming structure is 68.4', when the front setback of a building on State Route 332 is 150' from the street line.
15. The Zoning Determination was the following:
 - The sale, lease and/or rental of vehicles is a permitted principal use in the CC zoning district.
 - Motor vehicle repair stations are a specially permitted use in the CC zoning district. The existing facility currently operates under a special use permit.
16. An area variance for a front setback of 81.6' is required from the ZBA.
17. The ZBA at its meeting on September 15, 2015 approved the variance request.
18. This application was referred to the following agencies for review and comment:
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Dave Degear, Canandaigua-Farmington Water District Superintendent
 - Jim Fletcher, Town of Canandaigua Highway Superintendent
 - Mark Marentette, Chief of the Canandaigua City Fire Department
 - John Berry, Canandaigua lake County Sewer District
 - Ontario County Planning Board
 - Carleen Pierce, Canandaigua City School District
19. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received.
20. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
21. A separate signage application for all proposed ground and building signage is required to be provided to the Town Development Office.
- 22.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
FIELDS CONSTRUCTION FOR RICHARD SANDS
4947 COUNTY ROAD 16

CPN 068-15 TM# 154.06-1-7.100

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 an single family dwelling located at 4947 County Road 16 within the RLD zoning district and as described on the site plans dated August 13, 2015 and all other relevant information submitted as of September 22, 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, September 22, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the September 22, 2015 meeting.

John Robortella, Secretary of the Board L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
FIELDS CONSTRUCTION FOR RICHARD SANDS
4947 COUNTY ROAD 16
CPN 068-15 TM# 154.06-1-7.100
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 an single family dwelling located at 4947 County Road 16 within the RLD zoning district and as described on the site plans dated August 13, 2015 and all other relevant information submitted as of September 22, 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 has compiled the attached list of findings to be kept on file with the application in the Town Development Office, and

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

1. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. All comments within the September 16, 2015 New York State Department of Conservation letter regarding their review of this application and the proposed modified aerobic treatment system are to be addressed and approval received and provided to the Town Development Office prior to the issuance of building permits.
3. The comments within the Town Engineer's letter dated August 10, 2015 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
- 4.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 22, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
FIELDS CONSTRUCTION FOR RICHARD SANDS
4947 COUNTY ROAD 16
CPN 068-15 TM# 154.06-1-7.100
SINGLE-STAGE 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 September 22, 2015 meeting.

John Robortella, Secretary of the Board L. S.

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
FIELDS CONSTRUCTION FOR RICHARD SANDS
4947 COUNTY ROAD 16
CPN 068-15 TM# 154.06-1-7.100
SINGLE-STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Single-Stage Site Plan approval for the construction of a single family dwelling located at 4947 County Road 16 within the Residential Lake District RLD.
2. The above referenced information is based on the Site Plans dated August 13, 2015 and all other relevant information submitted as of September 22, 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:
 - George Barden, Watershed Inspector
 - Ontario County Planning Board – Exemption #11
 - Kevin Olvany, Canandaigua Lake Watershed program Manager
 - William Wright, Ontario County DPW
 - MRB Group, Town Engineer
 - Town Environmental Conservation Board
 - Michael Miller, Chief, Cheshire Fire Dept.
 - Carleen Pierce, Canandaigua City School District
6. No area variances were required for this application.
7. Comments were not provided from the Canandaigua Lake Watershed Program Manager.
8. Comments were received from the Town Engineer dated September 16, 2015.
9. The Environmental Conservation Board provided comments stating that due to the proximity to the lake, stormwater protection during construction will be critical.
10. The Planning Board has reviewed and considered all comments offered.
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 the Town's Shoreline Development Guideline requirements.
13. All comments within the September 16, 2015 New York State Department of Conservation letter regarding their review of this application and the proposed modified aerobic treatment system are to be addressed and approval received and provided to the Town Development Office prior to the issuance of building permits.
- 14.

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)
DENIAL 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, _____; and

NOW, THEREFORE, BE IT RESOLVED that the Town of Canandaigua Planning Board does hereby find the following facts:

- 1.
- 2.
- 3.

BE IT FURTHER RESOLVED that the Town of Canandaigua Planning Board does hereby deny CPN 063-15 Yannotti Amended Special Use Permit Application based upon the findings contained herein and the reasons set forth above.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 22, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the September 22, 2015 meeting.

John Robortella, Secretary of the Board L. S.