

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, September 8, 2015, 6:30 p.m.

MEETING AGENDA

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

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

SKETCH PLANS: *None at this time*

CONTINUED PUBLIC HEARINGS:

CPN-045-15 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.

NEW PUBLIC HEARINGS:

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

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

BOARD BUSINESS

- ❑ Approval of August 25, 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:
-

STAFF REPORTS

UPCOMING APPLICATIONS

SEPTEMBER 22, 2015 MEETING:

- CPN-034-14 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.
- 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.
- 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-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.
- 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.

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.

ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Preliminary and Final subdivision plan approval for a 2-lot subdivision in the RLD zoning district creating 2 lots from the 3.99 acre parent parcel including Lot 1 at 3.46 acres, Lot 2 at .531 acres with no new development proposed and all other relevant information submitted as of September 8, 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 Richard Sands 2-Lot Subdivision application (hereinafter referred to as Action); and

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

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

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

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

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

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

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

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

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

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

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 8, 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
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL 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 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

DRAFT

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

FOR REVIEW

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE

JUN 12 2015

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>Subdivision for Richard Sands</i>			
Project Location (describe, and attach a location map): <i>4947 Co Rd 14, Canandaigua</i>			
Brief Description of Proposed Action: <i>Divide Acre parcel into 2 Lots</i> <i>Lot 1 = 3.46 Ac</i> <i>Lot 2 = 0.531 Ac</i>			
Name of Applicant or Sponsor: <i>Fields Construction</i>		Telephone: <i>315-0015</i>	
Address: <i>4608 Co Rd 1</i>		E-Mail: <i>Jeremyfields5683@gmail</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	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:		NO	YES
<i>Town of Canandaigua Planning Board</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>4.011</i> acres	
b. Total acreage to be physically disturbed?		<i>—</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>4.011</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): <i>Lakefront</i>			
<input type="checkbox"/> Parkland			

RESET

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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<input 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? <i>Camandayya Lake</i>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input 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 checked="" 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 type="checkbox"/>	<input checked="" 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	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES			

<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>Rocco Venezia US</u> Date: <u>6/12/15</u></p> <p>Signature: <u>[Signature]</u></p>		

Project: Sands - 2-Lot Subdivision

Date: September 8, 2015

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: Sands Subdivision

Date: September 8, 2015

Short Environmental Assessment Form Part 3 Determination of Significance

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

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

<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 8, 2015
Name of Lead Agency	Date
Thomas Schwartz	Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	-MRB Group
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Preliminary and Final subdivision plan approval for a 2-lot subdivision in the RLD zoning district creating 2 lots from the 3.99 acre parent parcel including Lot 1 at 3.46 acres, Lot 2 at .531 acres with no new development proposed and all other relevant information submitted as of September 8, 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 8, 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 2 is not an approved “build-able” lot requiring Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring on these lots.
2. A note shall be added to the subdivision plans that a perc test has not been conducted for the proposed new lot 2 and that the proposed new lot 2 shall not be considered a “buildable” lot until a satisfactory per test has been completed for lot 2 or the existing septic system and leach field area located on lot 1 has been approved by the Canandaigua Lake Watershed Inspector to service both lots 1 and 2.
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. 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 both lots 1 and 2.
5. 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 8, 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 September 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering Preliminary & Final subdivision plan approval for a 2-lot subdivision in the RLD zoning.
2. Applicant is proposing to subdivide a 3.99 acre parcel creating 2 Lots including Lot 1 at 3.46 acres and Lot 2 at .531 acres.
3. Proposed lot 1 contains an existing single-family dwelling and driveway off County Road 16.
4. Proposed lot 2 is vacant.
5. No new development proposed at this time for either lot 1 or lot 2.
6. The proposed subdivision does not meet all of the criteria listed in Chapter 174-16.B and is subject to preliminary and final subdivision review.
7. Separate site plan approval by the Planning Board is required prior to any development occurring on the proposed lots.
8. 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.
9. The EAF Part 2 and Part 3 were completed by the Planning Board.
10. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
11. This application was referred to the following agencies for review and comment:
 - George Bardin, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - William Wright, Ontario County DPW
 - Town Environmental Conservation Board
 - MRB Group – Town Engineer
 - Ontario County Planning Board
 - Michael Miller, Chief Cheshire Fire Dept.
 - Carleen Pierce, Canandaigua City School District
12. A referral to the Ontario County Planning Board (OCPB) was not required due to Exemption #11.
13. The Subdivision Plan depicts both lots with an accessible driveway location that meets the American Association of State Highway and Transportation Officials (AASHTO) requirements for sight distance.
14. Lot 2 is not considered an approved “build-able” lot requiring Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL

15. A perc test has not been conducted for the proposed new lot 2 and shall not be considered a “buildable” lot until a satisfactory per test has been completed or the existing septic system and leach field area located on lot 1 has been approved by the Canandaigua Lake Watershed Inspector to service both lots 1 and 2.
16. 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.
17. The Planning Board makes the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
18. The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed subdivision which creates 2 new lots.
19. The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
20. The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
21. This increase in population will intensify the need for land to be used for parks and recreation.
22. A suitable park of adequate size to meet the Town’s needs cannot be properly located on the proposed subdivision plat.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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 September 8, 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 has requested 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, September 8, 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 September 8, 2015 meeting.

John Robortella, Secretary of the Board

L. S.