

Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424
Phone (585) 394-1120 • Fax (585) 394-9476

Planning Board Decision Notification

Meeting Date: November 22, 2022

Project: CPN-22-077

Applicant

Venezia & Associates
5120 Laura Lane
Canandaigua, NY 14424

Owners

Marie W. McNabb
and Ernest C.
Whitbeck
560 Clover Hills Road
Rochester, NY 14618

Project Type

Single-Stage Site
Plan

Project Location

5285 Black Point
Drive

Tax Map #

154.04-1-7.000

TYPE OF APPLICATION:

- ☐ Preliminary ☐ Final Phased ☒ One/Single Stage
☐ Subdivision ☒ Site Plan ☐ Special Use Permit

Applicant Request:

- ☐ Granted ☐ Denied ☐ Tabled
☒ Continued to: **DECEMBER 13, 2022**
☒ See attached resolution(s)

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR):

- ☐ Type I ☐ Type II ☐ Unlisted
☐ See Attached resolution(s):

Negative Declaration Date:

Positive Declaration Date:

Recommendation To:

- ☐ Town Board ☐ ZBA ☐ N/A

Recommendation:

CANANDAIGUA TOWN CLERK

- ☐ See attached resolution(s)

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Surety Requirements:

- ☐ Landscaping: \$
☐ Other (specify): \$

- ☐ Soil Erosion \$

THIS APPROVAL SHALL EXPIRE IF YOU FAIL TO
OBTAIN THE PLANNING BOARD CHAIR'S SIGNATURE
ON THE FINAL PLAN BY: *N/A*
YOU ARE RESPONSIBLE FOR REQUESTING AN
EXTENSION PRIOR TO THIS EXPIRATION DATE IF
THIS REQUIREMENT CANNOT BE MET.

Surety Release:

Certified By: *[Signature]*
Chairperson, Planning Board

Date: *11/23/22*

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING
MARIE W. MCNABB & ERNEST C. WHITBECK
5285 BLACK POINT DRIVE – RLD ZONING DISTRICT
CPN 22-077 – TM# 154.04-1-7.000
SINGLE-STAGE SITE PLAN APPROVAL

CONTINUATION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single-Stage Site Plan Approval for the demolition of an existing structure, and construction of a new single-family residence and associated site improvements on an existing parcel within the RLD zoning district, as shown on the Single-Stage Site Plan prepared by Joyce Consulting Group, dated October 3, 2022, received on October 25, 2022, and all other relevant information submitted as of November 22, 2022 (the current application); and

WHEREAS, the Canandaigua Lake Watershed Inspector provided a comment letter dated November 15, 2022 and recommended that the Town Planning Board not grant any approvals until such time architectural plans have been submitted by the applicant and reviewed by the County; and

WHEREAS, the Planning Board and Staff have requested additional information including updated Steep Slope Plan depicting the proposed new home location, a letter of justification regarding the proposed disturbances to the steep slope areas, and a profile of the steep slope and proposed home to be provided to the Planning Board as part of this application; and

WHEREAS, the Environmental Conservation Board (ECB) also requested that additional information be provided and presented to the ECB at their December 1, 2022 meeting; and

WHEREAS, according to the Town of Canandaigua Town Code “failure to comply with any condition or restriction imposed by the Planning Board in granting any site plan approval, special use permit, or subdivision approval shall constitute a violation. Such violation may constitute the basis for revocation of the approval or permit, or for imposing penalties and other applicable remedies against the property owner or other offending parties.”

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the application to their December 13, 2022 Planning Board Meeting.

The above resolution was offered by Scott Neal and seconded by Amanda VanLaeken at a meeting of the Planning Board held on Tuesday, November 22, 2022. Following discussion thereon, the following roll call vote was taken and recorded:

Mark Tolbert -	<i>AYE</i>
Scott Neal -	<i>AYE</i>
Bob Lacourse -	<i>AYE</i>
Amanda VanLaeken -	<i>AYE</i>
Charles Oyler -	<i>AYE</i>

CANANDAIGUA TOWN CLERK

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I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the November 22, 2022 meeting.

 L. S.
John Robortella, Secretary of the Board