

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424

PLANNING BOARD

Established February 20, 1962

Tuesday, February 14, 2023 • 6:00 p.m.

MINUTES—DRAFT #1—SUBJECT TO CHANGE

The following minutes are the official and permanent record of the actions taken by the Town of Canandaigua Planning Board. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is retained for three months.

The meeting was conducted at the Canandaigua Town Hall and via remote video conference.

***R** = Attended via remote video conference.*

Meeting called by: Charles Oyler, *Chairperson*

Board members present: Scott Neal
Mark Tolbert
Amanda VanLaeken

Excused: Robert Lacourse
Alternate: Position vacant

Staff present: Shawna Bonshak, Town Planner
Lance S. Brabant, CPESC, MRB Group, D.P.C.
Kimberly Burkard, Remote Access Facilitator

Attending:
Rocco Venezia, Venezia and Associates, 5120 Laura Lane, Canandaigua, NY- **R**
Patrick McAlpin, 2361 Brickyard Road, Canandaigua, NY
Tim Treahy- **R**

MEETING OPENING:

Recite the USA Pledge of Allegiance
Introduction of board members and staff
Meeting protocol

3. NEW SINGLE-STAGE SITE PLAN

CPN-22-047 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Uptowne Pointe LLC, 5120 Laura Lane, Canandaigua, N.Y. 14424; owner of property at 2361 Brickyard Road (Lot #2). TM #70.00-1-67.111

Requesting a Single-Stage Site Plan approval for the construction of a 100-foot x 56-foot frame storage building.

This application was reviewed by the Planning Review Committee (PRC) on June 13, 2022 and September 12, 2022. This application was continued from the Planning Board meeting of October 11, 2022.

The PRC referred this application to the following Town offices and agencies:

Chris Jensen, CEO

Jim Fletcher, Highway Super

MRB Group

Ontario County Sewer District

Canandaigua City Fire Department

Canandaigua Airport

Discussion:

Brabant- Both plans are similar. Added lighting and the landscaping plan. MRB is content that the applicant has addressed all comments.

Venezia- No issue with SHPPO. Had a professional plan done. Just need SHPPO's sign-off.

Oyler- The lot is heavily wooded but needs proper landscaping from the road.

Venezia- We did try to screen this from the road.

Oyler- Applicant has used native trees. Was concerned about cover on the 36" pipe but based on MRB's review, is more comfortable with it.

Brabant- At subdivision approval, SWM was required even if under one acre of disturbance. Water quantity and quality needed to be addressed. Any additional disturbance on site will require FULL SWM compliance.

McAlpin- Owns the entire three acres parcel. Will future expansion require SWM?

Brabant- Yes.

McAlpin- Do we change the plans now and overengineer this?

General discussion about leaving the plans as is and continuing with what is proposed.

Board deliberations:

■ A motion was made by MS. VANLAEKEN, seconded by MR. NEAL, that the Planning Board has reviewed the Short Environmental Assessment Form (EAF) Part 1, prepared by the applicant on the above referenced subdivision application (hereinafter referred to as Action); that the Planning Board determines that said Action is classified as an Unlisted

Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; that 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; that the Planning Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; that 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 EAF Part 1; that the Planning Board has completed Part 2 and Part 3 of the Short EAF; that based upon the information and analysis and the supporting documentation referenced above the proposed action **WILL NOT** result in any significant adverse environmental impacts; that the Planning Board does hereby a Determination of Non-Significance on the proposed development; and that the Planning Board Chairperson 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.

Motion carried by voice vote.

■ A motion was made by MR. NEAL, seconded by MR. TOLBERT, be approved with conditions. Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Uptowne Pointe LLC, 5120 Laura Lane, Canandaigua, N.Y. 14424; owner of property at 2361 Brickyard Road (Lot #2). TM #70.00-1-67.111.

New Condition #6: Town receiving confirmation from SHPPO that site was clear of all artifacts, etc.

Motion to approve the resolution as amended carried by voice vote.