

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

2. NEW SINGLE-STAGE SUBDIVISION PUBLIC HEARING

CPN-22-105 Rocco A. Venezia, Land Surveyor, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Terry A. Dekouski, 239 Kennedy Street, Canandaigua, N.Y. 14424; owner of property at 2361 Brickyard Road/Thomas Road. TM #70.00-1-2.111.

Requesting a Single-Stage Subdivision approval to subdivide 29.126 acres to create Lot #1 consisting of 7.238 acres and Lot #2 consisting of 21.888 acres.

This application was reviewed by the Planning Review Committee (PRC) on March 14, 2022 and approved with conditions by the Planning Board on April 26, 2022 (previous CPN 22-019).

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

Chris Jensen, Town Code Enforcement Officer
MRB Group
Canandaigua City Fire Department
William Wright, Ontario County Department of Public Works
Ontario County Sewer District

Mr. Oyler opened the Public Hearing on this application and noted that this was properly advertised in the 2/7/23 Daily Messenger Post newspaper.

Mr. Venezia attended via remote video conference.

Mr. Oyler said that this application did not require a referral to the Ontario County Planning Board.

Mr. Oyler asked if anyone in the meeting room or on the remote video conference wished to ask questions or to comment on this application. There were no requests from those in the meeting room or from those on the remote video conference.

Discussion:

Oyler- Has anything changed?

Venezia- No. It is my fault. I missed the deadline to get the final plans signed.

VanLaeken- Noted Chris Jensen's comments- is the lot width and depth an issue?

Bonshak- Not relevant to this application.

Tolbert- Is there a Silver Maple Swamp on this parcel?

Venezia- No, that is the parcel to the south.

Oyler- SEQR form states there is a SHPPO issue?

Brabant- SHPPO ltr will be required at time of site plan only.

Oyler- All comments have been addressed except adding a zoning chart to each lot.

There were no additional comments or questions on this application this evening.

Mr. Oyler then closed the Public Hearing on this application.

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, that the application of **Rocco A. Venezia, Land Surveyor, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Terry A. Dekouski, 239 Kennedy Street, Canandaigua N.Y. 14424; owner of property at 2361 Brickyard Road/Thomas Road, TM #70.00-1-2.111**, requesting a Single-Stage Subdivision approval to subdivide 29.126 acres to create Lot #1 consisting of 7.238 acres and Lot #2 consisting of 21.888 acres with no development proposed, located in the R-1-30 district detailed on the Single-Stage Subdivision Plat prepared by Rocco Venezia, L.S., dated December 20, 2022, and all other relevant information submitted as of February 14, 2023.

Mr. Brabant then reviewed the conditions of approval.

The following amendments were offered:

New Condition #6: Show the 50' gas easement on the final plat.

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