

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SAMUEL CASELLA - 4-LOT SUBDIVISION
4047 & 0000 WOOLHOUSE ROAD – AR-2 ZONING DISTRICT
CPN 20-027 TM# 111.00-1-31.100 & 111.00-1-29.113
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering Single Stage Subdivision Plan approval for a four (4) lot subdivision, subdividing a 43.6 Acre and 14.7 acre parent parcels to create Lot #1 at 6.5 Acres, Lot #2 at 37.1 Acres, Lot #3 at 12.6 Acres, and Lot #4 at 2.1 Acres within the AR-2 zoning district.
2. The project is located on 4047 Woolhouse Road and detailed on Subdivision Plans prepared by Freeland-Parrinello Land Surveyors, last revised May 18, 2020 and all other relevant information submitted as of June 24, 2020.
3. Proposed Lot #1 will remain vacant.
4. Proposed Lot #3 will remain vacant.
5. Proposed Lot #4 will remain vacant.
6. Proposed Lot #2 will include the existing framed barns (2) and silos.
7. No improvements are proposed at this time.
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 at the June 24, 2020 Board meeting, concluding SEQR.
11. Zoning Law Determination was prepared dated May 21, 2020:

DETERMINATION:

- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates to subdivision of land into two lots that meet all applicable local municipal code requirements.
Exception #11

REFERRAL TO PLANNING BOARD FOR:

- Plats for all proposed subdivisions shall be filed with the Planning Board for approval.

12. The application was referred to the following;

- ECB
- Town Agricultural Advisory Board
- Highway & Water Superintendent

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13. The ECB provided the Planning Board the following comments:

***ECB Comments:** The ECB endorses the protection of this farmland through the PDR program and commends the owner for planning ahead for continued family use and occupancy of the land. The woodlot is part of a larger wooded area of importance to the Town. The ECB recommends protection of the wooded section of the new Lot 1 through the PDR program or through a conservation easement to maximize the value of the wooded area and to minimize the possibility of future fragmentation of the woodland.*

14. The Planning Board has considered all documents and comments received as part of their review of the application.

15. The Planning Board makes the following findings pursuant to New York State Town Law § 276 and Town Code § 111-8 and § 111-9.

- The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
- The Town Parks and Recreation Master Plan of 2018 indicates that the Town is in need of more land for parks and recreation.
- The proposed 4-lot subdivision will enable an increase the Town's population.
- This increase in population will intensify the need for land to be used for parks and recreation.
- The area of the proposed subdivision is 58.3 acres.
- Should the owner pursue the development of residential dwelling units, a fee in lieu of parkland shall be paid at the time of issuance of building permits in the amount per family dwelling unit as established by the Town Board pursuant to Town Code § 111-8.