

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES – RICK GERMAN
336 NORTH MAIN STREET – INDUSTRIAL ZONING DISTRICT
CPN 23-025 TM# 70.00-1-69.111
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT APPROVAL
§220-26, §220-35 & §220-43

SPECIAL USE PERMIT APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval and Special Use Permit approval for construction of an access drive and boat trailer storage area with no other site improvements located at 336 North Main Street within the Industrial zoning district and detailed on Site Plans prepared by Venezia Associates, dated March 30, 2023, last revised May 11, 2023 and all other relevant information submitted as of May 24, 2023 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed site plan in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR); and

WHEREAS, the Planning Board has determined the proposed action to be an Unlisted action and subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

WHEREAS, on May 24, 2023 the Planning Board made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

WHEREAS, the Planning Board granted site plan approval consistent with the provisions of Chapter §220-35 of the Town Code; and

WHEREAS, the Planning Board determined the Special Use Permit was consistent with the provisions of Chapter §220-26, §220-35, and §220-43 of the Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested special use permit with the following conditions:

1. The special use permit shall remain in effect for the current and future owners of the premises and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code §220-26, §220-35, and §220-43.
2. In compliance with Town Code §220-35 the Town Zoning Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. This specially permitted use if not begun, by way of start of operations or physical development of the site, within one year of the Planning Board vote to approve the special use permit, shall expire unless renewed by the Planning Board.
4. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer and/or Zoning Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
5. The Short EAF Part 1 is to be signed by the applicant and forwarded to the Town of Canandaigua prior to site plan being signed.
6. As the project is located within an archeologically sensitive area, a “no impact” letter will need to be provided from SHPO prior to issuance of a permit or construction beginning.

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7. A statement of operations as required by **§220-35** of the Town Code is to be provided and shall include the provisions and procedures to be followed for ensuring that boats will be properly stored with minimal potential for contamination of the site with fuel, oil, or other substances known to be a hazard to human health and/or the natural environment prior to signatures being affixed to the plans.
8. The Town Code §220-43.G. requires an enclosure around all proposed outdoor storage areas by fences, walls, embankments or evergreen trees or other landscaping as required by the Planning Board, so as to substantially screen such areas from view from any street or residential district. **The site plans as discussed at the Planning Board meeting provide screening along the road frontage meeting this requirement.**
9. A note is to be added to the plans: “As larger common plan of development, with any future site improvements and/or site plan applications, the project will be required to obtain coverage under the NYS SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-20-001, or the latest version thereof, and shall include the preparation of a Stormwater Pollution Prevention Plan with post-construction stormwater management practices. Post-construction stormwater management requirements shall include water quality, runoff reduction, and water quantity controls in accordance with the sizing criteria in the most current version of the NYS Stormwater Management Design Manual.”
10. Any recommendations, modifications, or conditions of the County Planning Board are to be complied with.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on May 24, 2023. Following discussion thereon, the following roll call vote was taken and recorded:

Mark Tolbert -
Scott Neal -
Bob Lacourse –
Amanda VanLaeken –
Charles Oyler –

ALT - Tim Schneider

I, Karine Hatch, 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 May 24, 2023 meeting.

Karine Hatch, Secretary of the Board