

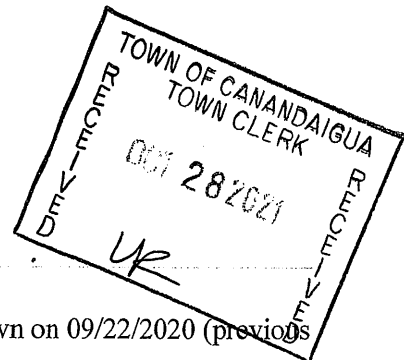
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: LEO GENECCO & SONS, INC
PROPERTY ADDRESS: 0000 Cdga-Farm TL Rd
TAX MAP NUMBER: 55.02-3-119.100
ZONING DISTRICT: R-1-20 / AR-2 / CC



DETERMINATION REFERENCE:

- Application for Area Variance, dated 09/30/2020. Received by Town on 09/22/2020 (previous submittal).
- Application for Single-Stage Subdivision Approval, dated 07/15/2020. Received by Town on 07/17/2020 (previous submittal).
- Extension Request, dated 10/07/21, received 10/07/21.
- Plans titled "Leo Genecco & Sons, Inc" by Venezia Land Surveyors and Civil Engineers, dated 07/21/2020, revised on 09/10/2020, 5/26/2021, 10/15/2021, received by the Town on 10/15/2021.

PROJECT DESCRIPTION:

- There are six developed single-family residential lots off Mobile Road. The proposed subdivision will create an additional two lots along a private extension of Mobile Road. The proposed lots do not meet code requirements for lot size and width.

DETERMINATION:

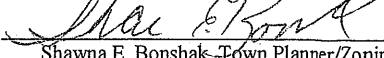
- At the 11/17/2020 ZBA meeting, the following variances were granted: Lot 8- 1.49-acre lot area variance and 125' lot width variance. Lot 7- 1.49-acre lot area variance and 70' lot width variance.
- The variances were conditioned on a subdivision plat being filed within one (1) year of the date the variances were granted; *variances expire after 11/17/2021.*
- Single-Stage Subdivision Plan approval was granted by the Town of Canandaigua Planning Board on 11/24/2020.
- 90-day extension of the Single-Stage Subdivision Plan approval granted on 05/11/2021, expired on 08/09/2021.
- Plans were received by the applicant, for signature, prior to 08/09/2021 but there were several items that needed to be addressed prior to signature.
- A second extension request was received on 10/07/2021 with revisions made to address MRB's comments in their 09/08/2021 e-mail, with attachments (see attached).

REFERRAL TO PLANNING BOARD FOR:

- 90-day extension of the Single-Stage Subdivision Plan- *(90-day extension from 08/09/2021 is 11/09/2021).*

CODE SECTIONS: Chapter §1-17; §174-7; 174-10;

DATE: 10/28/21

BY: 
Shawna E. Bonshak, Town Planner/Zoning Officer

CPN- 20-051

NYS Town Law, Section 267-a(5)(b), an appeal may be made to the ZBA within 60 days of the date of this determination.

c: Binder
Property Owner
Town Clerk

Shawna Bonshak

From: Brabant, Lance (Lance.Brabant@mrbgroup.com) <Lance.Brabant@mrbgroup.com>
Sent: Wednesday, September 8, 2021 1:10 PM
To: sbonshak@townofcanandaigua.org; Michelle Rowlinson - Town of Canandaigua (mrowlinson@townofcanandaigua.org); 'Chris Jensen' jfletcher@townofcanandaigua.org; 'Chuck Oyler'
Cc:
Subject: Genecco Subdivision - Review
Attachments: CPN 20-051 Genecco Sub - Sub Resolution.docx; Genecco Subdision Mobile Road.pdf; CPN 20-051 Genecco Sub - Review.pdf

Based on our review of the submitted revised Subdivision Plans for the above referenced project the following MRB comments and PB Conditions of approval remain and are to be addressed before the plans can be signed. They are the following:

MRB comments per the attached letter dated November 12, 2020:

1. Mobile Road will need to be extended as part of this approval in order to accommodate the proposed lots. Also as required by NYS Fire Code, a dead-end road is to be equipped with a hammerhead turnaround. The extents of these improvements should be detailed on the plans.
2. It is our understanding that Mobile Road may become a future dedicated Town Road once other future improvements are completed. Therefore we suggest that a 60' R.O.W. easement be provided over Mobile Road now and filed as part of the subdivision approval. The plans should delineate and label this easement.
3. The cross access easement over Mobile Road should be shown on the plans as it will need to be extended in order to provide access to the proposed lots. The plans should delineate this easement.
4. How will water service be provided to the two new lots? Will the watermain need to be extended? These improvements should be depicted on the plans.

Conditions of approval as per the attached resolution dated November 24, 2020:

1. A note is to be added to the subdivision plan stating no new development is proposed on lots #7 and #8, and lots #7 and #8 are not approved "build-able" lots at this time, requiring Site Plan approval from the Town of Canandaigua Planning Board prior to development occurring on the lots.
2. The subdivision plans are to be revised to extend Mobile Road to accommodate access to the proposed lots. Also as required by NYS Fire Code, a dead-end road is to be equipped with a hammerhead turnaround.
3. The plans are to be revised to provide a 60' R.O.W. easement to the Town of Canandaigua over Mobile Road and filed as part of the subdivision approval. The alignment of the future dedicated road will need to be discussed further with the Town.

Lance Brabant, CPESC
Director of Planning & Environmental Services

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LEO GENECCO & SONS INC. - 3-LOT SUBDIVISION
0000 MOBILE ROAD – R-1-20/AR-2/CC ZONING DISTRICT
CPN 20-051 TM# 55.02-3-119.100
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

SINGLE-STAGE SUBDIVISION PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plan approval for a three (3) lot subdivision, subdividing an existing 50.3 Acre parent parcel to create Lot #7 at 0.506 Acres and Lot #8 at 0.370 Acres with 49.427 Acres of the parent parcel remaining and detailed on the Subdivision Plans prepared by Venezia Land Surveyors and Civil Engineers, last revised September 10, 2020 and all other relevant information submitted as of November 24, 2020 (the current application); and

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

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

WHEREAS, on November 24, 2020 the Planning Board made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

WHEREAS, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby ☐ **Approves without Conditions;** ☒ **Approves with the following Conditions;** or ☐ **Denies the application for the following reasons:**

1. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. A note is to be added to the subdivision plan stating no new development is proposed on lots #7 and #8, and lots #7 and #8 are not approved “build-able” lots at this time, requiring Site Plan approval from the Town of Canandaigua Planning Board prior to development occurring on the lots.
3. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of a building permit pursuant to Town Code Chapter 111 and NYS Town Law for lots 7 and 8.
4. The comments within the Town Engineer’s comment letter dated November 12, 2020 are to be addressed to the satisfaction of the Town Engineer prior to the Plans being signed by the Planning Board Chairman.
5. The subdivision plans are to be revised to extend Mobile Road to accommodate access to the proposed lots. Also as required by NYS Fire Code, a dead-end road is to be equipped with a hammerhead turnaround.
6. The plans are to be revised to provide a 60’ R.O.W. easement to the Town of Canandaigua over Mobile Road and filed as part of the subdivision approval. The alignment of the future dedicated road will need to be discussed further with the Town.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LEO GENECCO & SONS INC. - 3-LOT SUBDIVISION
0000 MOBILE ROAD – R-1-20/AR-2/CC ZONING DISTRICT
CPN 20-051 TM# 55.02-3-119.100
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

SINGLE-STAGE SUBDIVISION PLAN APPROVAL RESOLUTION

The above resolution was offered by Gary Humes and seconded by Ryan Staychock at a meeting of the Planning Board held on Tuesday, November 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	AYE
Charles Oyler -	AYE
Ryan Staychock -	AYE
Karen Blazey –	AYE
Bob Lacourse –	AYE

(ALT)
Amanda VanLaeken -

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 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

November 12, 2020

Mr. Doug Finch, Town Manager
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, New York 14424

RE: GENECCO & SONS SUBDIVISION – 0000 CAN-FARM TRAIL ROAD
SITE PLAN REVIEW
TAX MAP NO. 055.02-3-119.100
CPN No. 20-051
MRB PROJECT No.: 0300.12001.000 PHASE 209

Dear Mr. Finch:

MRB has completed a review of the submitted Site Plan regarding the above referenced project, dated July 20, 2020, last revised September 10, 2020 prepared by Venezia Land Surveyors and Civil Engineers. We have also reviewed the Conceptual Road Alignment Plan received October 26, 2020 prepared by Venezia Land Surveyors and Civil Engineers. We offer the following comments for the Planning Board's consideration. A brief written response to each comment should be provided by the design engineer.

Subdivision Plan

1. The requested variances should be noted on the plans. If the variances are approved, the approval date is to be noted.
2. Mobile Road will need to be extended as part of this approval in order to accommodate the proposed lots. Also as required by NYS Fire Code, a dead-end road is to be equipped with a hammerhead turnaround. The extents of these improvements should be detailed on the plans.
3. It is our understanding that Mobile Road may become a future dedicated Town Road once other future improvements are completed. Therefore we suggest that a 60' R.O.W. easement be provided over Mobile Road now and filed as part of the subdivision approval. The alignment of the future dedicated road will need to be discussed further.
4. The cross access easement over Mobile Road should be shown on the plans as it will need to be extended in order to provide access to the proposed lots.
5. The sanitary sewer easement should be shown and labeled on the plans. Also the extents of the existing sanitary sewer main should be depicted on the plans. Will the sanitary sewer main need to be extended as part of the subdivision in order to service the proposed lots? Please clarify.

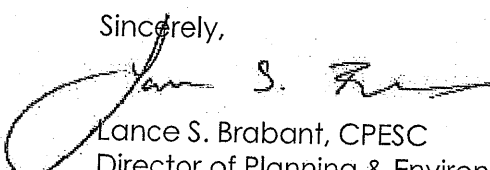
6. How will water service be provided to the two new lots? Will the watermain need to be extended? These improvements should be depicted on the plans. Further coordination with the Canandaigua-Farmington Water District is required.
7. Wetland information should be added to the subdivision plans, including but not limited to the type of wet land and the sources off the wetland delineation.

Concept Road Plan

8. The 70' wide easement to the Town of Canandaigua does not appear to match the filed map and boundary description as the radiuses on the curves do not match. MRB will verify that you have the correct easement information.
9. The new PRV vault off CFTL Road to be provided as part of the water improvements project would to be located within the paved driveway/parking area of the northern most building. It's our understanding that these buildings are schematic, but wanted to provide you with this information.
10. The proposed Mobile Road intersection with the Future Town Road is shown with a connection on the curve of the roadway. This is not recommended and should be shown to connect on a tangent portion of the roadway.

If you have any questions, comments or concerns regarding any of the above comments please call me at our office.

Sincerely,



Lance S. Brabant, CPESC
Director of Planning & Environmental Services

