

Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424

Phone (585) 394-1120 • Fax (585) 394-9476

Planning Board Decision Notification

Meeting Date: January 24, 2023

Project: CPN-22-081

Applicant

Charles and Ellen Miller
3272 Hickox Road
Canandaigua, NY 14424

Owners

Charles and Ellen
Miller
3272 Hickox Road
Canandaigua, NY
14424

Project Type

Single-Stage
Subdivision

Project Location

0000 Hickox Road

Tax Map #

96.00-1-46.100

TYPE OF APPLICATION:

- ☐ Preliminary ☐ Final Phased ☒ One/Single Stage
☒ Subdivision ☐ Site Plan ☐ Special Use Permit

Applicant Request:

- ☒ Granted ☐ Denied ☐ Tabled
☐ Continued to:
☒ See attached resolution(s)

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR):

- ☐ Type I ☐ Type II ☒ Unlisted
☒ See Attached resolution(s):

Negative Declaration Date: JANUARY 24, 2023

Positive Declaration Date:

CANANDAIGUA TOWN CLERK

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Recommendation To:

- ☐ Town Board ☐ ZBA ☐ N/A ☐ See attached resolution(s)

Recommendation:

Surety Requirements:

☐ Landscaping: \$

☐ Other (specify): \$

☐ Soil Erosion: \$

THIS APPROVAL SHALL EXPIRE IF YOU FAIL TO
OBTAIN THE PLANNING BOARD CHAIR'S SIGNATURE
ON THE FINAL PLAN BY: 7/24/23
YOU ARE RESPONSIBLE FOR REQUESTING AN
EXTENSION PRIOR TO THIS EXPIRATION DATE IF
THIS REQUIREMENT CANNOT BE MET.

Surety Release:

Certified By:

Chairperson, Planning Board

Date:

1/25/23

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHARLES AND ELLEN MILLER – 2 LOT SUBDIVISION
0000 HICKOX ROAD – AR-2 ZONING DISTRICT
CPN 22-081 TM# 96.00-1-46.100
SINGLE-STAGE SUBDIVISION APPROVAL**

SEQR RESOLUTION – UNLISTED ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing vacant 108.0113 acre parcel to create Lot #1 consisting of the remaining 100± Acres, and Lot #2 at 7.887 Acres, with no new development proposed, located within the AR-2 Zoning District, and detailed on the Single-Stage Subdivision Plat prepared by Freeland-Parrinello Land Surveyors, dated August 10, 2022, last revised November 17, 2022, and all other relevant information submitted as of January 24, 2023 (the current application); and

WHEREAS, 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); and

WHEREAS, the Planning Board determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, 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; and

WHEREAS, the Planning Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, 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; and

WHEREAS, the Planning Board has completed Part 2 and Part 3 of the Short EAF; and

NOW, THEREFORE BE IT RESOLVED the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHARLES AND ELLEN MILLER – 2 LOT SUBDIVISION
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SEQR RESOLUTION – UNLISTED ACTION

- (vi) there will not be any hazard created to human health;
- (vii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (viii) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (ix) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (x) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xi) there are not two or more related Actions which would have a significant impact on the environment.

BE IT FURTHER RESOLVED, based upon the information and analysis above and the supporting documentation referenced above, the proposed Action **WILL NOT** result in any significant adverse environmental impacts.

BE IT FINALLY RESOLVED that the Planning Board does hereby make a Determination of Non-Significance on the proposed development, and the Planning Board Chairman 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.


The above resolution was offered by Charles Oyler and seconded by Scott Neal at a meeting of the Planning Board held on Tuesday, January 24, 2023. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 January 24, 2023 meeting.

 L. S.
John Robortella, Secretary of the Board

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Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Single-Lot Subdivision			
Project Location (describe, and attach a location map): Hickox Rd. - TM# 96.00-1-+46.100			
Brief Description of Proposed Action: This project consists of a single-lot subdivision.			
Name of Applicant or Sponsor: Charles & Ellen Miller		Telephone: 585-298-6181 E-Mail: emae50@frontier.com	
Address: 3272 Hickox Rd			
City/PO: Canandaigua		State: NY	Zip Code: 14424
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		108.0113 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		108.0113 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

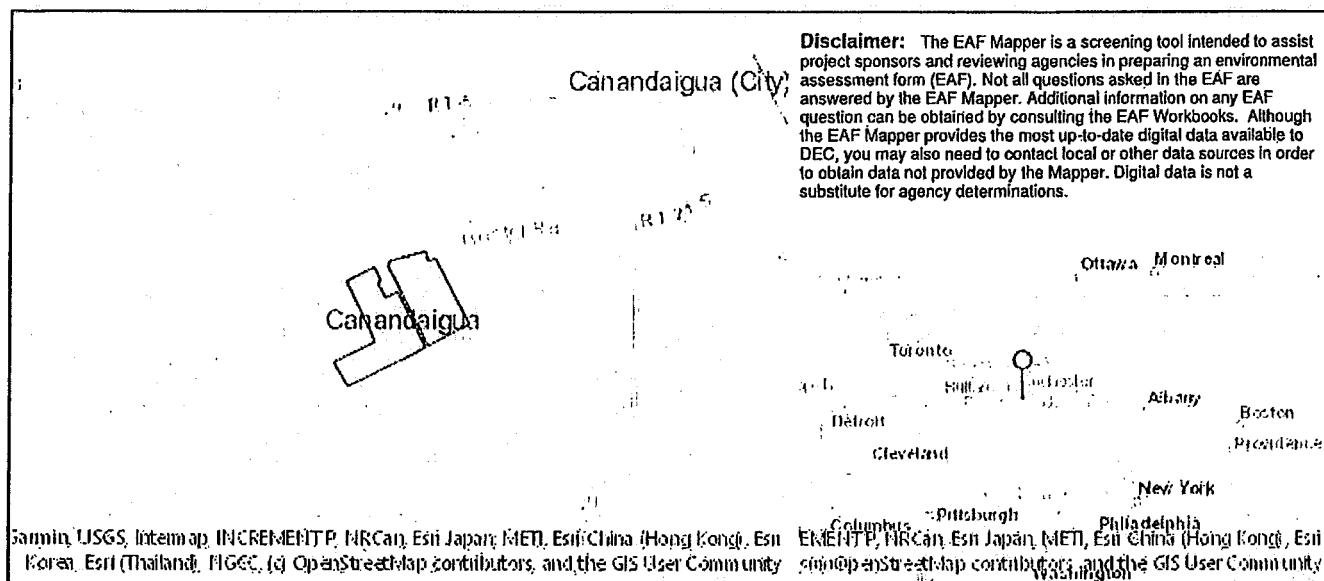
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Meets state energy code. _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Subdivision of land, no water connection at this time. _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Subdivision of land, no wastewater connection at this time. _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Ellen Miller</u> Date: <u>10/13/2022</u> Signature: <u>Ellen Miller</u> Title: _____ <small>76039D4E7072480...</small>		

PRINT FORM

EAF Mapper Summary Report

Wednesday, October 12, 2022 3:17 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

Agency Use Only [If applicable]

Project: CPN-22-081 Miller Subdivision

Date: January 24, 2023

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

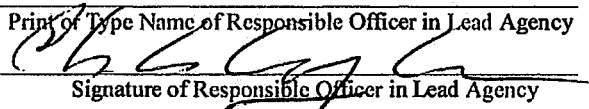
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Agency Use Only [If applicable]
Project: CPN-22-081 Miller
Date: January 24, 2023

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The Planning Board under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed Action. Based upon this evaluation, the Planning Board, in a separate resolution adopted on January 24, 2023 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Canandaigua Planning Board	January 24, 2023
Name of Lead Agency	Date
Charles Oylar	Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Lance Brabant - MRB Group
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

CANANDAIGUA TOWN CLERK

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JAN 26 2023

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TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHARLES AND ELLEN MILLER – 2 LOT SUBDIVISION
0000 HICKOX ROAD – AR-2 ZONING DISTRICT
CPN 22-081 TM# 96.00-1-46.100
SINGLE-STAGE SUBDIVISION APPROVAL

SINGLE-STAGE SUBDIVISION PLAT APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing vacant 108.0113 acre parcel to create Lot #1 consisting of the remaining 100± Acres, and Lot #2 at 7.887 Acres, with no new development proposed, located within the AR-2 Zoning District, and detailed on the Single-Stage Subdivision Plat prepared by Freeland-Parrinello Land Surveyors, dated August 10, 2022, last revised November 17, 2022, and all other relevant information submitted as of January 24, 2023 (the current application); and

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

WHEREAS, the Planning Board 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 January 24, 2023 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. Single-Stage Subdivision Plat Approval with conditions specified herein is valid for a period of 180 days from today. Once all conditions of the Single-Stage Subdivision Plat Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. 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 Lot 1 and Lot 2.
3. The Town Code Enforcement Officer's comments are to be addressed to their satisfaction prior to signing by the Planning Board Chairman.
4. The subdivision plan is to be revised to identify and label all existing NRI features located on proposed Lot #2.
5. The Agricultural Data Statement is to be revised to identify that the property is currently being farmed.
6. The waiver dated December 20, 2022 submitted by the applicant requesting to not be required to show metes and bounds for the parent parcel of the two lot subdivision due to its size, was granted by the Planning Board.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHARLES AND ELLEN MILLER – 2 LOT SUBDIVISION
0000 HICKOX ROAD – AR-2 ZONING DISTRICT
CPN 22-081 TM# 96.00-1-46.100
SINGLE-STAGE SUBDIVISION APPROVAL

SINGLE-STAGE SUBDIVISION PLAT APPROVAL RESOLUTION

The above resolution was offered by Amanda VanLaeken and seconded by Mark Tolbert at a meeting of the Planning Board held on Tuesday, January 24, 2023. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 January 24, 2023 meeting.

 L. S.
John Robortella, Secretary of the Board

CANANDAIGUA TOWN CLERK

JAN 26 2023

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TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHARLES AND ELLEN MILLER – 2 LOT SUBDIVISION
0000 HICKOX ROAD – AR-2 ZONING DISTRICT
CPN 22-081 TM# 96.00-1-46.100
SINGLE-STAGE SUBDIVISION APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing vacant 108.0113 acre parcel to create Lot #1 consisting of the remaining 100± Acres, and Lot #2 at 7.887 Acres, with no new development proposed, located within the AR-2 Zoning District.
2. Detailed on the Single-Stage Subdivision Plat prepared by Freeland-Parrinello Land Surveyors, dated August 10, 2022, last revised November 17, 2022, and all other relevant information submitted as of January 24, 2023.
3. No site improvements are proposed as part of this application.
4. 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.
5. The EAF Part 2 and Part 3 were completed by the Planning Board.
6. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration at the January 24, 2023 Board meeting, concluding SEQR.
7. Zoning Law Determination was prepared dated December 1, 2022:

DETERMINATION:

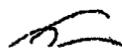
The proposed lot configurations meet the minimum zoning schedule requirements. Staff has requested a detail of the metes and bounds of the parent parcel as it is so large. The NRI features, although labeled on the plan, need to be added to the Legend.

REFERRAL TO COUNTY PLANNING BOARD:

Subject parcel is withing 500' of a County Road.

REFERRAL TO PLANNING BOARD FOR:

All plans for divisions of land within the Town of Canandaigua require Planning Board approval.

CODE SECTIONS: Chapter §1-17; §174-10; §174-19; §220-115 

8. The application was referred to the following;
 - Chris Jensen, Town CEO
 - Town Environmental Conservation Board
 - Town Agricultural Advisory Committee
 - Ontario County Planning Board
9. Comments were received from Chris Jensen, Town CEO, on November 21, 2022 and December 29, 2022:

CPN 2022-081
Miller – Hickox Road - Subdivision

 - Detail metes and bounds of entire parent parcel.
 - Town is not requesting you complete a boundary survey with detailed topography of existing parcel. Reference source of information.
 - Northern Site distance reads 'to intersection'. Please add approximate distance.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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CPN 22-081 TM# 96.00-1-46.100
SINGLE-STAGE SUBDIVISION APPROVAL

FINDINGS

- Has applicant made waiver request from “All existing property lines, with bearings and distances, including the subject (parent) parcel(s) Tax Map number(s).”?

10. The Environmental Conservation Board provided comments at their December 1, 2022 meeting:

Additional Comments from the ECB Meeting:

- Ms. Bonshak said that they have requested a better survey that shows the bounds of the parent parcel. She noted that the recipient has talked about “nestling” the house near the tree line.
- Ms. Davey asked what is the current usage of the land. Farmland. Ms. Davey asked if the land was prime farmland and if the Ag Committee has reviewed this. [To be reviewed by the Ag Committee on December 8.] The owners are farmers.
- Ms. Davey said that she would like the large parcel reserved for farmland. She said that they have done a good job of trying to keep the large part of the farmland intact.

Recommendations:

- The ECB recommends preserving the remaining portion of the parent parcel as farmland.
- The ECB recommends that when a home is built, to avoid the NRI sensitive features. The lot is big enough to allow for this.
- The ECB recommends review by the Ag Committee.

11. No comments were received from the Agricultural Advisory Committee.

12. The subdivision application is exempt from Ontario County Planning Board review.

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

14. The Planning Board makes the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.

- The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed new developments.
- 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 indicates that the Town is in need of more land for parks and recreation.
- The proposed subdivision includes a total of 2 new lots, which could include new residential homes, which could be occupied by families with one or more children.
- The proposed subdivision will increase the Town’s population.

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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CPN 22-081 TM# 96.00-1-46.100
SINGLE-STAGE SUBDIVISION APPROVAL**

FINDINGS

- This increase in population will intensify the need for land to be used for parks and recreation.
 - A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed subdivision plat.
 - The area of the proposed subdivision will include residential lots. Adequate land for dedication of parkland is not available on the proposed subdivision plat.
 - There is not an existing park in the vicinity of the proposed subdivision.
15. Therefore, 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.
16. The applicant requested a waiver dated December 20, 2022 from being required to provide metes and bounds for the large remaining parcel.