

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: July 13, 2021

Project: CPN-21-058

Applicant

Marks Engineering
c/o Brennan Marks, P.E.
42 Beeman Street
Canandaigua, NY 14424

Owners

Donald and Monica
Miller
3392 County Road 46
Canandaigua, NY
14424

Project Type

Single-Stage Site
Plan

Project Location

0000 Hickox Road

Tax Map #

96.00-1-20.111

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:

Positive Declaration Date:

Recommendation To:

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

Recommendation:

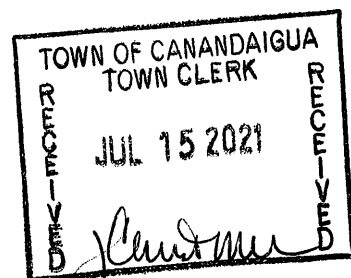
Surety Requirements:

- ☐ 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: January 9, 2022
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:

7/14/21

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING DONALD & MONICA MILLER
0000 HICKOX ROAD – AR-2 ZONING DISTRICT
CPN 21-058 TM# 96.00-1-20.111
SINGLE-STAGE SITE PLAN APPROVAL

SEQR RESOLUTION – TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval to construct a single family dwelling with attached garage and associated improvements, on a parcel with an existing barn structure located at 0000 Hickox Road within the AR-2 Zoning District and detailed on site plans prepared by Marks Engineering, dated June 9, 2021, last revised June 22, 2021 and all other relevant information submitted as of July 13, 2021 (the current application); and

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and


BE IT FURTHER RESOLVED THAT, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

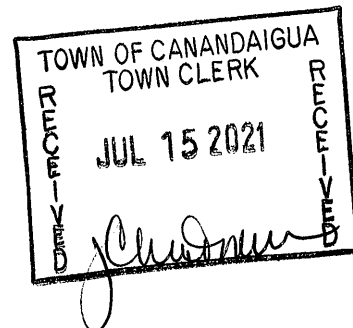
BE IT FINALLY RESOLVED THAT, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by Amanda VanLaeken and seconded by Gary Humes at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	AYE
Charles Oyler -	AYE
Ryan Staychock -	EXCUSED
Bob Lacourse –	AYE
Amanda VanLaeken -	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 July 13, 2021 meeting.

 L. S.
John Robortella, Secretary of the Board



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SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval to construct a single family dwelling with attached garage and associated improvements, on a parcel with an existing barn structure located at 0000 Hickox Road within the AR-2 Zoning District and detailed on site plans prepared by Marks Engineering, dated June 9, 2021, last revised June 22, 2021 and all other relevant information submitted as of July 13, 2021 (the current application); and

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

WHEREAS, the Planning Board classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; 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. Site Plan Approval with conditions specified herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. A Site Development Building Permit application is to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.
3. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and processing in accordance with Local Law 19 of 2017 Amending Chapter 174, Section 174-32(F).
4. Prior to the issuance of a building permit, an approval from the Canandaigua Lake Watershed Inspector and NYSDOH regarding their review of the on-site wastewater treatment system design is to be provided to the Town of Canandaigua Town Development Office.
5. The comments within the Town Engineer's letter dated July 9, 2021 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
6. 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.
7. The site plans are to be updated to depict the proposed turnaround locations for both the barn driveway and the residential driveway.

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8. Prior to signatures being affixed to the plans all comments from the Town of Canandaigua Water Superintendent are to be addressed.

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Gary Humes - **AYE**
Charles Oylar - **AYE**
Ryan Staychock - **EXCUSED**
Bob Lacourse – **AYE**
Amanda VanLaeken - **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 July 13, 2021 meeting.

John Robortella L. S.
John Robortella, Secretary of the Board

