

# 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: November 9, 2021**

**Project: CPN-21-085**

**Applicant**

Venezia & Associates  
5120 Laura Lane  
Canandaigua, NY 14424

**Owners**

Caitlin Schwartz  
6528 Fox Road  
Marcy, NY 13403

**Project Type**

Single-Stage Site  
Plan

**Project Location**

5287 Irish  
Settlement

**Tax Map #**

153.00-1-88.23

**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

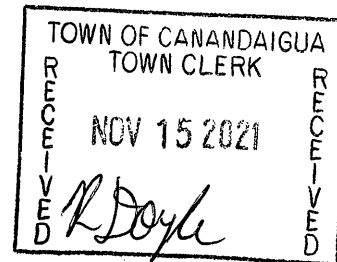
Recommendation:

THIS APPROVAL SHALL EXPIRE IF YOU FAIL TO  
OBTAIN THE PLANNING BOARD CHAIR'S SIGNATURE  
ON THE FINAL PLAN BY: 5/8/2022  
YOU ARE RESPONSIBLE FOR REQUESTING AN  
EXTENSION PRIOR TO THIS EXPIRATION DATE IF  
THIS REQUIREMENT CANNOT BE MET.

**Surety Requirements:**

- ☐ Landscaping: \$    ☐ Soil Erosion: \$  
☐ Other (specify): \$

**Surety Release:**



Certified By:

Chairperson, Planning Board

Date:

11/10/21

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES REPRESENTING KIRSTEN AND CAITLIN SCHWARTZ  
5287 IRISH SETTLEMENT – RR-3 ZONING DISTRICT  
CPN 21-085 – TM# 153.00-1-88.23  
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 Single-Stage Site Plan Approval for the construction of a new single family residence and associated site improvements on a vacant 3.0 +/- acre parcel within the RR-3 zoning district, as shown on the Single-Stage Site Plan titled “Site Grading and Utility Plan” prepared by Venezia Land Surveyors and Civil Engineers dated October 6, 2021, last revised October 20, 2021, and all other relevant information submitted as of November 9, 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

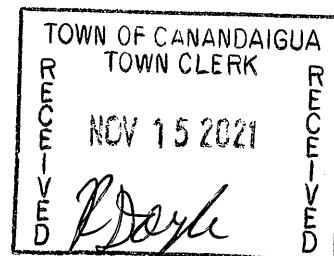
**BE IT FINALLY RESOLVED THAT**, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by Bob Lacourse and seconded by Gary Humes at a meeting of the Planning Board held on Tuesday, November 9, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	<i>AYE</i>
Charles Oyler -	<i>AYE</i>
Ryan Staychock -	<i>AYE</i>
Bob Lacourse -	<i>AYE</i>
Amanda VanLaeken -	<i>AYE</i>

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 9, 2021 meeting.

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



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
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**SINGLE STAGE SITE PLAN APPROVAL RESOLUTION**

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single-Stage Site Plan Approval for the construction of a new single family residence and associated site improvements on a vacant 3.0 +/- acre parcel within the RR-3 zoning district, as shown on the Single-Stage Site Plan titled “Site Grading and Utility Plan” prepared by Venezia Land Surveyors and Civil Engineers dated October 6, 2021, last revised October 20, 2021, and all other relevant information submitted as of November 9, 2021 (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 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 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. The comments within the Town Engineer’s letter are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
5. The Town Code Enforcement Officer comments are to be addressed to their satisfaction prior to signing by the Planning Board Chairman.
6. Prior to the issuance of a C/O an approval from the Canandaigua Lake County Sewer District regarding their review of the sanitary sewer design is to be provided to the Town of Canandaigua.
7. 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.

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**SINGLE STAGE SITE PLAN APPROVAL RESOLUTION**

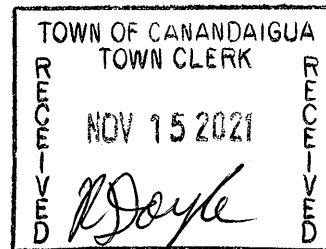
8. The site plans are to be revised to identify a pull over compliant with the NYS Fire Code as the driveway extends beyond 500 feet.

The above resolution was offered by Bob Lacourse and seconded by Gary Humes at a meeting of the Planning Board held on Tuesday, November 9, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -	<i>AYE</i>
Charles Oyler -	<i>AYE</i>
Ryan Staychock -	<i>AYE</i>
Bob Lacourse -	<i>AYE</i>
Amanda VanLaeken -	<i>AYE</i>

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 9, 2021 meeting.

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



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SINGLE-STAGE SITE PLAN APPROVAL

**FINDINGS**

1. The Town of Canandaigua Planning Board has received a Single-Stage Site Plan application for the construction of a new single family residence and associated site improvements on a vacant 3.0 +/- acre parcel within the RR-3 zoning district.
2. The project is detailed on the Single-Stage Site Plan titled "Site Grading and Utility Plan" prepared by Venezia Land Surveyors and Civil Engineers dated October 6, 2021, last revised October 20, 2021, and all other relevant information submitted as of November 9, 2021.
3. The Planning Board has classified the project as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
4. In making this classification the Planning Board has satisfied the procedural requirements under SEQR and directed the Resolution to be placed in the file on this project.
5. A Zoning Law Determination was prepared dated October 21, 2021:

**DETERMINATION:**

- A single-family dwelling is a principally permitted use within the RR3 zoning district.
- Parcel 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

**REFERRAL TO PLANNING BOARD FOR:**

- Site plan review is required for development of a new single-family dwelling on an undeveloped parcel in the RR3 District.

**CODE SECTIONS:** Chapter §1-17; §220

6. This application was referred to the following agencies for review and comment:

- Tyler Ohle, Watershed Inspector
- Chris Jensen, Town CEO
- James Fletcher, Town Highway and Water Superintendent
- MRB Group

7. No comments were received from Tyler Ohle, Watershed Inspector.

8. Comments were received from Chris Jensen, Town CEO dated October 19, 2021.

CPN 21-085

*Schwartz Irish Settlement*  
On-site wastewater system design missing. In watershed. Requires application and approval to Soil & Water.  
Perc Test locations appear to be outside of the proposed leach area.  
Owner signature missing on Permit Application – Section 12  
Gravel Drive is detailed at a width of 8ft. – See residential Code 511  
Driveway to be a minimum width of 12ft.  
Driveway is over 500ft. long – Provide fire apparatus turnaround  
Driveway is over 500ft. long – Provide turnout

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**FINDINGS**

9. Comments were received from MRB Group in a letter dated November 2, 2021.
10. No comments were received from Jim Fletcher, Town Highway and Water Superintendent.
11. The Planning Board has considered all comments as part of their review of the application.
12. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate to be provided prior to the issuance of building permits.
13. 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 new residential dwelling 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.
  - 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.