

# 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:** April 12, 2016

**Project:** CPN-024-15

**Applicant**

Venezia & Associates  
5120 Laura Lane  
Canandaigua, N.Y.  
14424

**Owner**

Venezia & Associates  
5120 Laura Lane  
Canandaigua, N.Y.  
14424

**Project Type**

Final Phased  
Subdivision Approval  
Extension Application

**Project Location**

Fox Ridge  
Subdivision,  
Section 5B—  
Phase II

**Tax Map #**

97.04-1-9.211

**TYPE OF APPLICATION:**

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

**STATE ENVIRONMENTAL QUALITY REVIEW (SEQR):**

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

Applicant Request:

- ☒ Granted    ☐ Denied    ☐ Tabled  
☐ Continued to:  
☒ 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: \$    ☐ Soil Erosion: \$  
☐ Other (specify): \$

**Surety Release:**

THIS APPROVAL SHALL EXPIRE IF YOU FAIL TO  
OBTAIN THE PLANNING BOARD CHAIR'S SIGNATURE  
ON THE FINAL PLAN BY: 10/12/16  
YOU ARE RESPONSIBLE FOR REQUESTING AN  
EXTENSION PRIOR TO THIS EXPIRATION DATE IF  
THIS REQUIREMENT CANNOT BE MET.

Certified By:

*Thomas J. Swartz*  
Chairperson, Planning Board

Date:

4-13-16  
TOWN OF CANANDAIGUA  
TOWN CLERK  
APR 14 2016  
RECEIVED  
RECEIVED

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION**  
**VENEZIA ASSOCIATES – FOX RIDGE SUBDIVISION – PHASE 5B-2**  
**CPN-024-15 TM# 097.04-1-009.211**  
**FINAL SUBDIVISION (PHASED) PLAT RE-APPROVAL**

**WHEREAS**, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a request for Re-Approval of the Final (Phased) Subdivision Plat of Phase 5B-2 containing 6 lots along La Crosse Circle as described in the Final Subdivision Plans for Fox Ridge Phase 5B-2 dated April 16, 2015, last revised October 22, 2015 and all other relevant information submitted as of April 12, 2016 (the current application); and

**WHEREAS**, the Final Subdivision Plans were not signed within 180 days from the date of approval resulting in the expiration of the approval; and

**WHEREAS**, the applicant has resubmitted Final Subdivision Plans with no changes proposed for re-approval by the Planning Board; and

**WHEREAS**, the Planning Board has completed a review of the resubmitted Final Subdivision Plans last revised October 22, 2015 and a comparison with the previously approved May 26, 2015 Final Subdivision Plans; 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. The Final (Phased) Subdivision Plat Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Final (Phased) Subdivision Plat Approval have been met and shown on revised drawings including the revision dates, and all required signatures are affixed to four (4) prints of the Final (Phased) Subdivision Plat, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. One mylar of the Final (Phased) Subdivision Plat is to be provided for signing by the identified Town Officials and the Town Planning Board Chairperson. Once the mylar and all paper prints have been signed, the mylar and two sets of paper prints will be returned to the Applicant for filing the mylar in the office of the Ontario County Clerk.
4. Once the Final (Phased) Subdivision Plat has been signed by the Planning Board Chairperson, the applicant shall file in the office of the Ontario County Clerk such approved final plat within sixty-two (62) days from the date of final approval or such approval shall expire (NYS Town Law Section 276-11).
5. All street lighting is to be installed by the developer and accepted by the Town at the time of dedication of La Crosse Circle. *and by L.C.C.*
6. The Planning Board determines that parkland is not a condition of Final Subdivision Plat approval for this application and for reasons stated in the attached findings the Planning Board determines that a Park and Recreation Fee in the amount to be determined by the

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Town Board on an annual basis is to be paid at the time of application for building permits.

7. The Town Engineer is to sign off on the subdivision plans prior to the Planning Board Chairman once the comments identified in the review letter dated August 14, 2015 have been addressed.
8. All comments from the Town Highway and Water Superintendent are to be addressed prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans.
9. A Letter of Credit in favor of the Town of Canandaigua, in the amount to be determined by the Town Engineer is to be provided and accepted by the Town Board prior to the issuance of building permits.
10. An approval from the Canandaigua Lake County Sewer District (CLCSD) regarding their review of the sanitary sewer improvements is to be provided to the Development Office prior to the issuance of the Certificate of Occupancy.
11. A landscaping schedule detailing the type, quantity, and size of each specie is to be added to the final subdivision plans.
12. The existing depth and capacity of the stormwater management facility is to be documented and forwarded to the Town Development Office prior to the issuance of building permits for Phase 5B.
13. The applicant is to request a sewer district approval for Phase 5B from NYSDEC as the previously issued approval has expired. A copy of the request is to be forwarded to the Development Office prior to the issuance of building permits. ✓
14. The applicant is to provide on the final subdivision plans 5' wide sidewalk easements to the Town of Canandaigua on both sides of LaCrosse Circle prior to the Planning Board Chair signing the plans. The Planning Board reserves the right to require the applicant to install sidewalks at a future date at the developer's expense.

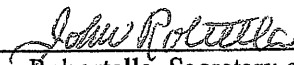
7 Speak  
CN  
Legal Description  
for Sidewalk & front

The above resolution was offered by Richard Gentry and seconded by Ryan Staychock at a meeting of the Planning Board held on Tuesday, April 12, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry - Aye  
Charles Oyler - Aye  
Karen Blazey - Aye  
Ryan Staychock - Aye  
Thomas Schwartz - Aye

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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 April 12, 2016 meeting.

 L. S.  
John Robortella, Secretary of the Board