

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 26, 2019

Project: CPN-106-07

Applicant

Venezia Group LLC
5120 Laura Lane
Canandaigua, NY 14424

Owners

Venezia Group LLC
5120 Laura Lane
Canandaigua, NY
14424

Project Type

Amended Preliminary
Overall (Phased) Plat
Subdivision

Project Location

Fox Ridge
Subdivision,
Phase 5B

Tax Map #

097.04-1-009.211

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:

THIS APPROVAL SHALL EXPIRE IF YOU FAIL TO
OBTAIN THE PLANNING BOARD CHAIR'S SIGNATURE
ON THE FINAL PLAN BY: 5/26/2020
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): \$

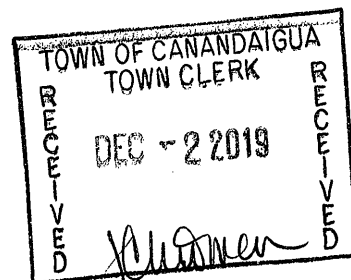
Surety Release:

Certified By:


Chairperson, Planning Board

Date:

12-2-19



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES – FOX RIDGE SUBDIVISION – PHASE 5B
CPN-106-07 TM# 097.04-1-009.211
AMENDED PRELIMINARY OVERALL (PHASED) PLAT SUBDIVISION APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a proposed amendment to the recently approved (January 23, 2018) Amended Preliminary Overall (Phased) Plat Subdivision Approval of the Fox Ridge Phase 5B Plans to increase the lot sizes, construction of a hammerhead turnaround, and private drives as detailed on the Amended Preliminary (Phased) Plat Subdivision for Fox Ridge Phase 5B dated October 2019 and all other relevant information submitted as of November 26, 2019 (the current application); and

WHEREAS, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Town Board declared this to be a Type I Action and a determination of significance was previously adopted in June 1989; and

WHEREAS, the Planning Board has completed a review and a comparison of the of the proposed Amended Preliminary Overall (Phased) Plat Subdivision Plans with the approved 2014 and 2017 Amended Preliminary Overall (Phased) Plat Subdivision Plans; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board determines that the proposed amended Fox Ridge 5B Preliminary (Phased) Plat Subdivision Plans are in substantial agreement with the previously approved 2014 and 2017 Amended Preliminary Overall (Phased) Plat Subdivision Plans and has compiled the attached list of findings to be kept on file with the application in the Town Development Office, and

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

1. A cover sheet shall be attached to the drawings with the title of the drawings to read "Amended Preliminary Overall (Phased) Plat, Fox Ridge Subdivision, Phase 5B Lots 30 through 56"
2. The Amended Preliminary Overall (Phased) 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.
3. Once all conditions of the Amended Preliminary Overall (Phased) 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 Preliminary Plat, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
4. The plans are to note any and all restrictive covenants in detail of the conservation easement areas.
5. All street lighting is to be installed by the developer and accepted by the Town at the time of dedication of each cul-de-sac.
6. Across the northern section of lots 40-46 there shall be planted a variety of deciduous and non-deciduous trees, each tree shall be at least five (5) feet in height and spaced at 15 foot intervals and staggered.

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7. A 20' wide easement to Canandaigua Lake County Sewer District (CLCSD) along the west property line of Phase 5B of the Fox Ridge Subdivision to allow for the construction of a sewer extension for the residences along Middle Cheshire Road is to be provided on the Amended Preliminary Overall (Phased) Plat Subdivision Plans.
8. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of building permits pursuant to Town Code Chapter 111 and NYS Town Law.
9. The cross access easement language and supporting documents are to be provided to the Town Planning Board Attorney for review and approval prior to the signatures being affixed to the plans.
10. The amended subdivision plans are to be revised to depict the deed restrictive area located on the south west corner of proposed Lot 56 (remaining lands).
11. The amended subdivision plans are to be revised to depict a 10' wide sidewalk easement on both sides of Lacrosse Circle.

The above resolution was offered by Thomas Schwartz and seconded by Charles Oyler at a meeting of the Planning Board held on Tuesday, November 26, 2019. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes - Aye
Charles Oyler - Aye
Ryan Staychock - Aye
Thomas Schwartz - Aye
Bob Lacourse - 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 November 26, 2019 meeting.

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

