

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES REPRESENTING LEO GENECCO & SONS  
- 3-LOT SUBDIVISION  
0000 MOBILE ROAD – R-1-20/AR-2/CC ZONING DISTRICT  
CPN 20-051 TM# 55.02-3-119.100  
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

**SEQR RESOLUTION – UNLISTED ACTION**

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plan approval for a three (3) lot subdivision, subdividing an existing 50.3 Acre parent parcel to create Lot #7 at 0.506 Acres and Lot #8 at 0.370 Acres with 49.427 Acres of the parent parcel remaining and detailed on the Subdivision Plans prepared by Venezia Land Surveyors and Civil Engineers, last revised October 15, 2021 and all other relevant information submitted as of November 9, 2021 (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;

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- (v) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed 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 \_\_\_\_\_ and seconded by \_\_\_\_\_ 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 -  
Charles Oyler -  
Ryan Staychock -  
Bob Lacourse -  
Amanda VanLaeken -

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, Secretary of the Board

L. S.

Project: Genecco Subdivision

Date: November 9, 2021

***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"/>

## ***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 November 9, 2021 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

- ☐ 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.
- ☒ 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  
 Name of Lead Agency

November 9, 2021  
 Date

Charles Oyler  
 Print or Type Name of Responsible Officer in Lead Agency

Planning Board Chairman  
 Title of Responsible Officer

Lance Brabant - MRB Group  
 Signature of Responsible Officer in Lead Agency

Lance Brabant - MRB Group  
 Signature of Preparer (if different from Responsible Officer)

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CPN 20-051 TM# 55.02-3-119.100  
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

**SINGLE-STAGE SUBDIVISION PLAN APPROVAL RESOLUTION**

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plan approval for a three (3) lot subdivision, subdividing an existing 50.3 Acre parent parcel to create Lot #7 at 0.506 Acres and Lot #8 at 0.370 Acres with 49.427 Acres of the parent parcel remaining and detailed on the Subdivision Plans prepared by Venezia Land Surveyors and Civil Engineers, last revised October 15, 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 subdivision in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR); and

**WHEREAS**, the Planning Board has 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 November 9, 2021 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. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan 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 lots 7 and 8.
3. The comments within the Town Engineer's comment letter are to be addressed to the satisfaction of the Town Engineer prior to the Plans being signed by the Planning Board Chairman.
4. The subdivision plans are to be revised to detail the extension of Mobile Road to accommodate the proposed access to lots 7 and 8. Also as required by NYS Fire Code, a dead-end road is to be equipped with a hammerhead turnaround. This shall be detailed on the plans.
5. The subdivision plans are to be revised to provide a 60' R.O.W. easement to the Town of Canandaigua over Mobile Road extending from NYS Route 332 to the existing R.O.W. that cuts through the remaining lands. The easement language and map is to be provided to the Town Attorney and MRB for review and is to be filed as part of the subdivision approval.

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**SINGLE-STAGE SUBDIVISION PLAN APPROVAL RESOLUTION**

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ 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 -  
Charles Oyler -  
Ryan Staychock -  
Bob Lacourse –  
Amanda VanLaeken -

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, Secretary of the Board

L. S.

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SINGLE-STAGE SUBDIVISION PLAN APPROVAL

**FINDINGS**

1. The Town of Canandaigua Planning Board is considering Single Stage Subdivision Plan approval for a three (3) lot subdivision, subdividing an existing 50.3 Acre parent parcel to create Lot #7 at 0.506 Acres and Lot #8 at 0.370 Acres with 49.427 Acres of the parent parcel remaining.
2. Detailed on the Subdivision Plans prepared by Venezia Land Surveyors and Civil Engineers, last revised October 15, 2021 and all other relevant information submitted as of November 9, 2021.
3. 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.
4. The EAF Part 2 and Part 3 were completed by the Planning Board.
5. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration at the November 9, 2021 Board meeting, concluding SEQR.
6. Zoning Law Determination was prepared dated September 30, 2020:

**DETERMINATION:**

- Proposed Lot 7 has a lot width of 130 ft. when 200 ft. is required.
- Proposed Lot 8 has a lot width of 100 ft. when 200 ft. is required.
- Proposed Lot 7 has a lot area of 0.51 Acre when 2 Acres is required.
- Proposed Lot 8 has a lot area of 0.37 Acre when 2 Acres is required.
- Right of Way required to proposed lots as no division of land shall result in any parcel becoming landlocked.
- Proposed Right of Way shall meet requirements of Site Development Design Criteria.

**REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:**

- This application is required to be reviewed by the Ontario County Planning Board as it relates to a subdivision for multiple lots within 500 ft. of a municipal border.

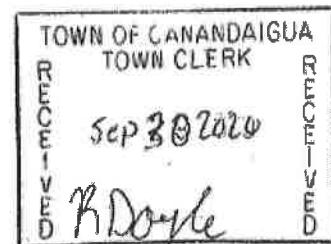
**REFERRAL TO ZONING BOARD of APPEALS FOR:**

- Application received for 70 ft. lot width variance for Lot 7.
- Application received for 100 ft. lot width variance for Lot 8.
- Application received for 1.49 Acre lot area variance for Lot 7.
- Application received for 1.63 Acre lot area variance for Lot 8.

**REFERRAL TO PLANNING BOARD FOR:**

- PB approval required for Single-Stage subdivision.
- Applicant is requesting a waiver from Conservation Subdivision.

**CODE SECTIONS:** Chapter §1-17; §174-7; 174-10; 174-16; 174 Article III; 220-15; 220a Sch.1  
Zoning Schedule



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**FINDINGS**

7. A second Zoning Determination was provided dated October 28, 2021:

**DETERMINATION:**

- At the 11/17/2020 ZBA meeting, the following variances were granted: Lot 8- 1.49-acre lot area variance and 125' lot width variance. Lot 7- 1.49-acre lot area variance and 70' lot width variance.
- The variances were conditioned on a subdivision plat being filed within one (1) year of the date the variances were granted; *variances expire after 11/17/2021.*
- Single-Stage Subdivision Plan approval was granted by the Town of Canandaigua Planning Board on *11/24/2020.*
- 90-day extension of the Single-Stage Subdivision Plan approval granted on 05/11/2021, expired on *08/09/2021.*
- Plans were received by the applicant, for signature, prior to 08/09/2021 but there were several items that needed to be addressed prior to signature.
- A second extension request was received on 10/07/2021 with revisions made to address MRB's comments in their 09/08/2021 e-mail, with attachments (see attached).

**REFERRAL TO PLANNING BOARD FOR:**

- 90-day extension of the Single-Stage Subdivision Plan- (*90-day extension from 08/09/2021 is 11/09/2021.*)
8. The application was referred to the following;
- CEO
  - Highway & Water Superintendent
  - MRB Group
9. The Ontario County Planning Board provided comments during their October 14, 2020 meeting.

170 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Leo Genecco & Sons	
Tax Map No(s):	55.02-3-119.100	
Brief Description:	Subdivision and area variance for 2 lot subdivision on an extension of Mobile Road by Stella's Flowers off SR 332 south of Canandaigua-Farmington Town Line Road in the Town of Canandaigua. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/25912/170-2020-Cdga-Farm-TL-Rd-genecco-subdivision-2020-09-29-">https://www.co.ontario.ny.us/DocumentCenter/View/25912/170-2020-Cdga-Farm-TL-Rd-genecco-subdivision-2020-09-29-</a>	

There are 6 developed single family lots off Mobile Road. The proposed subdivision will create another 2 lots along a private extension of Mobile Road. The lots are 100' and 130' wide with .5 and .4 acres. The remainder lot includes 49.427 acres. There are also an additional 15 acres owned by applicant.

The subdivision plan, but not Oncor indicate substantial wetland areas in the northern and western portions of the parent parcel. Oncor does show the property and adjacent properties are in the agricultural district.

**Comments**

1. Is easement from Farmington-Canandaigua Town Line Road intended to provide future access to remainder parcel? The applicant should be required to provide an overall development plan for the entire site. In particular, the private extension of Mobile Road may complicate future site development.
2. The EAF indicates stormwater will be conveyed to an established conveyance system, though the subdivision plan does not include any details.

170.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Leo Genecco & Sons	
Tax Map No(s):	55.02-3-119.100	
Brief Description:	Subdivision and area variance for 3 lot subdivision on an extension of Mobile Road by Stella's Flowers off SR 332 south of Canandaigua-Farmington Town Line Road in the Town of Canandaigua.	

See information at 170-2020.

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**FINDINGS**

10. The Town CEO provided comments in an email dated September 24, 2020.
11. The Town Environmental Conservation Board provided comments during their October 1, 2020 meeting.
12. No comments were received from the Town Highway & Water Superintendent.
13. The Agricultural Advisory Committee provided comments during their October 1, 2020 meeting.
14. MRB Group provided comments in a letter dated November 12, 2020 and again in an email dated September 8, 2021.
15. The Canandaigua City Fire Department provided comments in a letter dated October 8, 2020.
16. The Town of Farmington provided comments in an email dated September 30, 2020.
17. The Planning Board has considered all documents and comments received as part of their review of the application.
18. The Planning Board received a request for a waiver of the conservation subdivision requirements as part of the 2020 application. Planning Board granted the waiver.
19. 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 homes, many of which will be occupied by families with one or more children.
  - The proposed subdivision will increase the Town's population.
  - 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 and dedicated conservation areas. 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.
  - 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.



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 \_\_\_\_\_ and seconded by \_\_\_\_\_ 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 -  
Charles Oyler -  
Ryan Staychock -  
Bob Lacourse –  
Amanda VanLaeken -

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, 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 applicant requested variances from the ZBA which were granted at the June 1, 2021 meeting; 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 Water & Sewer Superintendent's comments are to be addressed to their satisfaction prior to signing by the Planning Board Chairman.
6. The Town Code Enforcement Officer comments are to be addressed to their satisfaction prior to signing by the Planning Board Chairman.

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**SINGLE STAGE SITE PLAN APPROVAL RESOLUTION**

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ 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 -  
Charles Oyler -  
Ryan Staychock -  
Bob Lacourse –  
Amanda VanLackcn -

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, Secretary of the Board

L. S.

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5287 IRISH SETTLEMENT – RR-3 ZONING DISTRICT  
CPN 21-085 – TM# 153.00-1-88.23  
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

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

**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.