

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
PROFESSIONAL ENGINEERING GROUP REPRESENTING RONALD & AMY CECERE
0000 MIDDLE CHESHIRE ROAD – SCR ZONING DISTRICT
CPN 21-008 TM# 97.04-1-19.113
SINGLE-STAGE SUBDIVISION APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing 34.371 Acre parent parcel to create Lot #1 at 4.707 Acres, and Lot #2 at 29.664 Acres, with no new development.
2. Detailed on the Single-Stage Subdivision Plat prepared by Professional Engineering Group, dated January 2021, last revised March 9, 2021, and all other relevant information submitted as of April 13, 2021.
3. No site improvements are proposed as part of this application.
4. 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.
5. The EAF Part 2 and Part 3 were completed by the Planning Board.
6. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration at the April 13, 2021 Board meeting, concluding SEQR.
7. An Agricultural Data Statement in accordance with Town Law §283-a was completed for this project.
8. Zoning Law Determination was prepared dated March 29, 2021:

DETERMINATION:

- All resulting lots are of sufficient area and dimension to meet minimum requirements for zoning and building purposes.

REFERRAL TO PLANNING BOARD FOR:

- The Planning Board of the Town of Canandaigua is hereby authorized to grant subdivision approval pursuant to New York State Town Law §§ 276, 277 and 278, and Chapters 115, 165, 174 and 220 of the Canandaigua Town Code.

CODE SECTIONS: Chapter §1-17; §220; §174

9. The application was referred to the following;
 - Town CEO
 - MRB Group
 - Town Highway and Water Superintendent
10. No comments were received from the Town CEO.
11. MRB Group provided comments dated April 8, 2021.
12. No comments were received from the Town Highway and Water Superintendent.
13. The Planning Board has considered all documents and comments received as part of their review of the application.
14. The Planning Board makes the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.

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SINGLE-STAGE SUBDIVISION APPROVAL

FINDINGS

- 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 lots, of which could 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. 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
PROFESSIONAL ENGINEERING GROUP REPRESENTING RONALD & AMY CECERE
0000 MIDDLE CHESHIRE ROAD – SCR ZONING DISTRICT
CPN 21-008 TM# 97.04-1-19.113
SINGLE-STAGE SUBDIVISION APPROVAL

SINGLE-STAGE SUBDIVISION PLAT APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing 34.371 Acre parent parcel to create Lot #1 at 4.707 Acres, and Lot #2 at 29.664 Acres, with no new development, and detailed on the Single-Stage Subdivision Plat prepared by Professional Engineering Group, dated January 2021, last revised March 9, 2021, and all other relevant information submitted as of April 13, 2021 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed one-stage subdivision and site plan application 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 April 13, 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. Single-Stage Subdivision Plat Approval with conditions specified herein is valid for a period of 180 days from today. Once all conditions of the Single-Stage Subdivision Plat Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. The comments within the Town Engineer comment letter dated April 8, 2021 and any subsequent reviews are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
3. 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 lot #1 and lot #2.
4. A note is to be added to the subdivision plan stating no new development is proposed on lots #1 and #2, and lots #1 and #2 are not an approved “build-able” lot at this time, requiring Site Plan approval from the Town of Canandaigua Planning Board prior to development occurring on the lots.

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

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
PROFESSIONAL ENGINEERING GROUP REPRESENTING RONALD & AMY CECERE
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SINGLE-STAGE SUBDIVISION APPROVAL

SINGLE-STAGE SUBDIVISION PLAT APPROVAL RESOLUTION

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 13, 2021 meeting.

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
PROFESSIONAL ENGINEERING GROUP REPRESENTING RONALD & AMY CECERE
0000 MIDDLE CHESHIRE ROAD – SCR ZONING DISTRICT
CPN 21-008 TM# 97.04-1-19.113
SINGLE-STAGE SUBDIVISION APPROVAL

SEQR RESOLUTION – UNLISTED ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing 34.371 Acre parent parcel to create Lot #1 at 4.707 Acres, and Lot #2 at 29.664 Acres, with no new development, and detailed on the Single-Stage Subdivision Plat prepared by Professional Engineering Group, dated January 2021, last revised March 9, 2021, and all other relevant information submitted as of April 13, 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 and site plan 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;
- (v) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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SINGLE-STAGE SUBDIVISION APPROVAL

SEQR RESOLUTION – UNLISTED 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, April 13, 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 April 13, 2021 meeting.

John Robortella, Secretary of the Board

Project: Cecere Subdivision

Date: April 13, 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 April 13, 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

April 13, 2021

Name of Lead Agency

Date

Charles Oyler

Planning Board Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Lance Brabant - MRB Group

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHARLES A. AND ELLEN A. MILLER
5565 BLISS ROAD – AR2 ZONING DISTRICT
CPN 21-015 TM# 90.00-1-20.110
SINGLE-STAGE SUBDIVISION APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing 131.91+/- Acre parent parcel to create Lot #1 at 12.746 Acres, and Lot #2 at 119+/- Acres, and remove a 0.164 acre portion of the parent parcel to be annexed by 96.00-1-20.210.
2. Detailed on the Single-Stage Subdivision Plat prepared by Freeland-Parrinello Land Surveyors, dated February 11, 2020, last revised February 26, 2021, and all other relevant information submitted as of April 13, 2021.
3. No site improvements are proposed as part of this application.
4. 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.
5. The EAF Part 2 and Part 3 were completed by the Planning Board.
6. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration at the April 13, 2021 Board meeting, concluding SEQR.
7. An Agricultural Data Statement in accordance with Town Law §283-a was completed for this project.
8. Zoning Law Determination was prepared dated March 23, 2021:

DETERMINATION:

- All resulting lots are of sufficient area and dimension to meet minimum requirements for underlying zoning district

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:

- All subdivision proposals require a public hearing before the Planning Board.

CODE SECTIONS: Chapter §1-17; §220; §174-7; §220-16

9. The application was referred to the following;
 - Town CEO
 - MRB Group
10. No comments were received from the Town CEO.
11. MRB Group provided comments dated April 8, 2021.
12. The Planning Board has considered all documents and comments received as part of their review of the application.
13. 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHARLES A. AND ELLEN A. MILLER
5565 BLISS ROAD – AR2 ZONING DISTRICT
CPN 21-015 TM# 90.00-1-20.110
SINGLE-STAGE SUBDIVISION APPROVAL

FINDINGS

- 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 lots, of which could 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. 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
CHARLES A. AND ELLEN A. MILLER
5565 BLISS ROAD – AR2 ZONING DISTRICT
CPN 21-015 TM# 90.00-1-20.110
SINGLE-STAGE SUBDIVISION APPROVAL

SINGLE-STAGE SUBDIVISION PLAT APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing 131.91+/- Acre parent parcel to create Lot #1 at 12.746 Acres, and Lot #2 at 119+/- Acres, and remove a 0.164 acre portion of the parent parcel to be annexed by 96.00-1-20.210, and detailed on the Single-Stage Subdivision Plat prepared by Freeland-Parrinello Land Surveyors, dated February 11, 2020, last revised February 26, 2021, and all other relevant information submitted as of April 13, 2021 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed one-stage subdivision and site plan application 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 April 13, 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 **r Approves without Conditions; X Approves with the following Conditions; or r Denies the application for the following reasons:**

1. Single-Stage Subdivision Plat Approval with conditions specified herein is valid for a period of 180 days from today. Once all conditions of the Single-Stage Subdivision Plat Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. The comments within the Town Engineer comment letter dated April 8, 2021 and any subsequent reviews are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
3. 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 lot #1 and lot #2.
4. A note is to be added to the subdivision plan stating no new development is proposed on lots #1 and #2, and lots #1 and #2 are not an approved “build-able” lot at this time, requiring Site Plan approval from the Town of Canandaigua Planning Board prior to development occurring on the lots.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHARLES A. AND ELLEN A. MILLER
5565 BLISS ROAD – AR2 ZONING DISTRICT
CPN 21-015 TM# 90.00-1-20.110
SINGLE-STAGE SUBDIVISION APPROVAL

SINGLE-STAGE SUBDIVISION PLAT APPROVAL RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 13, 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 April 13, 2021 meeting.

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHARLES A. AND ELLEN A. MILLER
5565 BLISS ROAD – AR2 ZONING DISTRICT
CPN 21-015 TM# 90.00-1-20.110
SINGLE-STAGE SUBDIVISION APPROVAL

SEQR RESOLUTION – UNLISTED ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing 131.91+/- Acre parent parcel to create Lot #1 at 12.746 Acres, and Lot #2 at 119+/- Acres, and remove a 0.164 acre portion of the parent parcel to be annexed by 96.00-1-20.210, and detailed on the Single-Stage Subdivision Plat prepared by Freeland-Parrinello Land Surveyors, dated February 11, 2020, last revised February 26, 2021, and all other relevant information submitted as of April 13, 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 and site plan 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;
- (v) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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SINGLE-STAGE SUBDIVISION APPROVAL

SEQR RESOLUTION – UNLISTED 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, April 13, 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 April 13, 2021 meeting.

John Robortella, Secretary of the Board

Project: Miller Subdivision

Date: April 13, 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 April 13, 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

April 13, 2021

Name of Lead Agency

Date

Charles Oyler

Planning Board Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Lance Brabant - MRB Group

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
ALBERT HOLLIS
5740 MORAN ROAD – AR2 ZONING DISTRICT
CPN 21-019 – TM# 111.00-1-75.200
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering Single-Stage Site Plan Approval for the construction of a new single family residence with associated site improvements on an existing undeveloped lot within the AR2 zoning district.
2. The project is detailed on Single-Stage Site Plan titled “5740 Moran Road” dated March 9, 2021, last revised March 22, 2021, prepared by Greene Land Surveying, PLLC., and all other relevant information submitted as of April 13, 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 March 23, 2021:

DETERMINATION:

- Single-Family Dwellings are a principally permitted use within the AR2 zoning district.
- Lot 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, with or without an accessory apartment, on an undeveloped or vacant parcel.

CODE SECTIONS: Chapter §1-17; §220; §220-64; §220-15

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

- Tyler Ohle, Watershed Inspector
- Chris Jensen, Town CEO
- Bob DiCarlo, Town Agricultural Advisory Committee
- James Fletcher, Town Highway and Water Superintendent
- Chief of Cheshire Fire Department

7. Tyler Ohle, Watershed Inspector, provided comments in an email dated April 6, 2021:

This office has not received the plans and application from the engineer regarding this property. However after brief review of the copy provided by the town; it appears that the soils and slope within the area of the proposed leach field will not require NYSDOH approval, and can be reviewed/approved through this office. The engineer needs to provide a copy to this office for review, along with application and payment.

8. No comments were received from Chris Jensen, Town CEO.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
ALBERT HOLLIS
5740 MORAN ROAD – AR2 ZONING DISTRICT
CPN 21-019 – TM# 111.00-1-75.200
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

9. No comments were received from the Town AAC.
10. No comments were received from Jim Fletcher, Town Highway and Water Superintendent.
11. No comments were received from the Chief of the Cheshire Fire Department.
12. The Planning Board has considered all comments as part of their review of the application.
13. The application was not required to be reviewed by Ontario County Planning Board as it relates solely to single-family residential site plan (exception #09); and.
14. 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.
15. 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
ALBERT HOLLIS
5740 MORAN ROAD – AR2 ZONING DISTRICT
CPN 21-019 – TM# 111.00-1-75.200
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 with associated site improvements on an existing undeveloped lot within the AR2 zoning district, as shown on the Single Stage Site Plan titled “5740 Moran Road” dated March 9, 2021, last revised March 22, 2021, prepared by Greene Land Surveying, PLLC., and all other relevant information submitted as of April 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 _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 13, 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 April 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
ALBERT HOLLIS
5740 MORAN ROAD – AR2 ZONING DISTRICT
CPN 21-019 – TM# 111.00-1-75.200
SINGLE-STAGE SITE PLAN APPROVAL

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 with associated site improvements on an existing undeveloped lot within the AR2 zoning district, as shown on the Single Stage Site Plan titled “5740 Moran Road” dated March 9, 2021, last revised March 22, 2021, prepared by Greene Land Surveying, PLLC., and all other relevant information submitted as of April 13, 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 application is not required to be reviewed by Ontario County Planning Board as it relates solely to single-family residential site plan (exception #09); 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 **r Approves without Conditions; X Approves with the following Conditions; or r Denies the application for the following reasons:**

1. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.
2. 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).
3. Prior to the issuance of a C/O an approval from the Canandaigua Lake Watershed Inspector regarding their review of the on-site wastewater treatment system design is to be provided to the Town of Canandaigua Town Development Office.
4. The site plans are to be revised to identify all portions of the existing driveway located within the Town’s right of way are to be a paved surface.
5. 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.

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
ALBERT HOLLIS
5740 MORAN ROAD – AR2 ZONING DISTRICT
CPN 21-019 – TM# 111.00-1-75.200
SINGLE-STAGE SITE PLAN APPROVAL

SINGLE STAGE SITE PLAN APPROVAL RESOLUTION

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 April 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RENEE FORBES
5675-5679 BUNNELL ROAD – RR3 ZONING DISTRICT
CPN 21-023 TM# 125.00-1-49.100
SINGLE-STAGE SUBDIVISION APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing 14.974+/- Acre parent parcel to create Lot #1 at 11.216 Acres, and Lot #2 at 3.758 Acres.
2. Detailed on the Single-Stage Subdivision Plat prepared by Venezia Associates, dated March 8, 2021 and all other relevant information submitted as of April 13, 2021.
3. No site improvements are proposed as part of this application.
4. 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.
5. The EAF Part 2 and Part 3 were completed by the Planning Board.
6. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration at the April 13, 2021 Board meeting, concluding SEQR.
7. An Agricultural Data Statement in accordance with Town Law §283-a was completed for this project.
8. Zoning Law Determination was prepared dated March 23, 2021:

DETERMINATION:

- All resulting lots are of sufficient area and dimension to meet minimum requirements for underlying zoning district

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:

- All subdivision proposals require a public hearing before the Planning Board.

CODE SECTIONS: Chapter §1-17; §220; §174-7; §220-16

9. The application was referred to the following;
 - Town CEO
 - MRB Group
10. No comments were received from the Town CEO.
11. MRB Group provided comments dated April 8, 2021.
12. The Planning Board has considered all documents and comments received as part of their review of the application.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RENEE FORBES
5675-5679 BUNNELL ROAD – RR3 ZONING DISTRICT
CPN 21-023 TM# 125.00-1-49.100
SINGLE-STAGE SUBDIVISION APPROVAL

SINGLE-STAGE SUBDIVISION PLAT APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing 14.974+/- Acre parent parcel to create Lot #1 at 11.216 Acres, and Lot #2 at 3.758 Acres, and detailed on the Single-Stage Subdivision Plat prepared by Venezia Associates, dated March 8, 2021 and all other relevant information submitted as of April 13, 2021 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed one-stage subdivision and site plan application 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 April 13, 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. Single-Stage Subdivision Plat Approval with conditions specified herein is valid for a period of 180 days from today. Once all conditions of the Single-Stage Subdivision Plat Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. The comments within the Town Engineer comment letter dated April 8, 2021 and any subsequent reviews are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 13, 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 April 13, 2021 meeting.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RENEE FORBES
5675-5679 BUNNELL ROAD – RR3 ZONING DISTRICT
CPN 21-023 TM# 125.00-1-49.100
SINGLE-STAGE SUBDIVISION APPROVAL

SEQR RESOLUTION – UNLISTED ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plat approval for a two (2) lot subdivision, subdividing an existing 14.974+/- Acre parent parcel to create Lot #1 at 11.216 Acres, and Lot #2 at 3.758 Acres, and detailed on the Single-Stage Subdivision Plat prepared by Venezia Associates, dated March 8, 2021 and all other relevant information submitted as of April 13, 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 and site plan 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;
- (v) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RENEE FORBES
5675-5679 BUNNELL ROAD – RR3 ZONING DISTRICT
CPN 21-023 TM# 125.00-1-49.100
SINGLE-STAGE SUBDIVISION APPROVAL

SEQR RESOLUTION – UNLISTED 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, April 13, 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 April 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

Project: Forbes Subdivision

Date: April 13, 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 April 13, 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.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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	April 13, 2021
Name of Lead Agency	Date
Charles Oyler	Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Lance Brabant - MRB Group
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)