

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SAMUEL CASELLA - 4-LOT SUBDIVISION
4047 & 0000 WOOLHOUSE ROAD – AR-2 ZONING DISTRICT
CPN 20-027 TM# 111.00-1-31.100 & 111.00-1-29.113
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Subdivision Plan approval for a four (4) lot subdivision, subdividing a 43.6 Acre and 14.7 acre parent parcels to create Lot #1 at 6.5 Acres, Lot #2 at 37.1 Acres, Lot #3 at 12.6 Acres, and Lot #4 at 2.1 Acres within the AR-2 zoning district and detailed on Subdivision Plans prepared by Freeland-Parrinello Land Surveyors, last revised May 18, 2020 and all other relevant information submitted as of June 24, 2020 (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 that the Planning Board does hereby designate itself as lead agency for the proposed development above herein; and

BE IT FURTHER RESOLVED that 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 Wednesday, June 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Karen Blazey –
Bob Lacourse –
(ALT) 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 June 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

Project:

Date:

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

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.

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.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

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SAMUEL CASELLA - 4-LOT SUBDIVISION
4047 & 0000 WOOLHOUSE ROAD – AR-2 ZONING DISTRICT
CPN 20-027 TM# 111.00-1-31.100 & 111.00-1-29.113
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 four (4) lot subdivision, subdividing a 43.6 Acre and 14.7 acre parent parcels to create Lot #1 at 6.5 Acres, Lot #2 at 37.1 Acres, Lot #3 at 12.6 Acres, and Lot #4 at 2.1 Acres within the AR-2 zoning district and detailed on Subdivision Plans prepared by Freeland-Parrinello Land Surveyors, last revised May 18, 2020 and all other relevant information submitted as of June 24, 2020 (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 June 24, 2020 the Planning Board, serving as lead agency, 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. A note is to be added to the subdivision plan stating no new development is proposed on lots #1, #2, #3, and #4, and lots #1, #2, #3, and #4 are not approved “build-able” lots at this time, requiring Site Plan approval from the Town of Canandaigua Planning Board prior to development occurring on the lots.
3. A note shall be added to the subdivision plans that a perc test has not been conducted for the proposed new lots #1, #2, #3, and #4 and that the proposed new lots shall not be considered as “buildable” lots until satisfactory perc tests have been completed and forwarded to the Town Development Office.
4. 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 #1, #2, #3, and #4.
5. A Conservation Subdivision waiver from the requirements dated _____ was requested by the applicant and approved by the Planning Board.

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SINGLE-STAGE SUBDIVISION PLAN APPROVAL

SINGLE-STAGE SUBDIVISION PLAN APPROVAL RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Wednesday, June 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Karen Blazey –
Bob Lacourse –
(ALT) 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 June 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SAMUEL CASELLA - 4-LOT SUBDIVISION
4047 & 0000 WOOLHOUSE ROAD – AR-2 ZONING DISTRICT
CPN 20-027 TM# 111.00-1-31.100 & 111.00-1-29.113
SINGLE-STAGE SUBDIVISION PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering Single Stage Subdivision Plan approval for a four (4) lot subdivision, subdividing a 43.6 Acre and 14.7 acre parent parcels to create Lot #1 at 6.5 Acres, Lot #2 at 37.1 Acres, Lot #3 at 12.6 Acres, and Lot #4 at 2.1 Acres within the AR-2 zoning district.
2. The project is located on 4047 Woolhouse Road and detailed on Subdivision Plans prepared by Freeland-Parrinello Land Surveyors, last revised May 18, 2020 and all other relevant information submitted as of June 24, 2020.
3. Proposed Lot #1 will remain vacant.
4. Proposed Lot #3 will remain vacant.
5. Proposed Lot #4 will remain vacant.
6. Proposed Lot #2 will include the existing framed barns (2) and silos.
7. No improvements are proposed at this time.
8. 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.
9. The EAF Part 2 and Part 3 were completed by the Planning Board.
10. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration at the June 24, 2020 Board meeting, concluding SEQR.
11. Zoning Law Determination was prepared dated May 21, 2020:

DETERMINATION:

- Proposed development 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 as it relates to subdivision of land into two lots that meet all applicable local municipal code requirements.
Exception #11

REFERRAL TO PLANNING BOARD FOR:

- Plats for all proposed subdivisions shall be filed with the Planning Board for approval.

12. The application was referred to the following;

- ECB
- Town Agricultural Advisory Board
- Highway & Water Superintendent

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FINDINGS

13. The ECB provided the Planning Board the following comments:

***ECB Comments:** The ECB endorses the protection of this farmland through the PDR program and commends the owner for planning ahead for continued family use and occupancy of the land. The woodlot is part of a larger wooded area of importance to the Town. The ECB recommends protection of the wooded section of the new Lot 1 through the PDR program or through a conservation easement to maximize the value of the wooded area and to minimize the possibility of future fragmentation of the woodland.*

14. The Planning Board has considered all documents and comments received as part of their review of the application.

15. A waiver from the Conservation Subdivision Requirements was received from the applicant dated _____.

16. The Planning Board granted the waiver.

17. 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 4-lot subdivision 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.
- The area of the proposed subdivision is 58.3 acres.
- Should the owner pursue the development of residential dwelling units, 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
BME ASSOCIATES – OLD BROOKSIDE SUBDIVISION SECTION 6
ANTHONY CASCIANO – 5157 OVERLOOK LANE
CPN-20-004 TM# 83.10-1-38.000
AMENDED FINAL SUBDIVISION (PHASED) PLAT APPROVAL
LOT 38 – GRADING PLAN

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a request for an Amended Final (Phased) Subdivision Plat approval of Old Brookside Section 6 due to grading changes on Lot 38 (change greater than 12”) as described in the Amended Final Subdivision Plat Grading Plan, last revised June 2020, prepared by BME Associates and all other relevant information submitted as of June 24, 2020 (the current application); and

WHEREAS, the single-family dwelling was constructed with a finish floor elevation of 858 ft. when it was approved at a Finish Floor Elevation (FFE) at 855 ft; and

WHEREAS, any final grade deviations of House Pad Elevations more than 12 inches shall be approved by the Planning Board; and

WHEREAS, the Planning Board completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA) as part of the original approval of the Overall Old Brookside Subdivision; and

WHEREAS, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office, and

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

1. The Amended Final (Phased) Subdivision Plat Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Amended Final (Phased) Subdivision Plat Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson can then sign the plans.
3. The comments within the Town Engineers letter dated March 5, 2020 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
4. All comments from the Town Highway and Water Superintendent are to be addressed prior to the Planning Board Chairman’s signature being affixed to the Plans.
5. The plans are to be revised to remove the berm located on the rear property line of Lot 38 and regarded to provide positive conveyance of drainage to the catch basins as per the originally approved plans.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BME ASSOCIATES – OLD BROOKSIDE SUBDIVISION SECTION 6
ANTHONY CASCIANO – 5157 OVERLOOK LANE
CPN-20-004 TM# 83.10-1-38.000
AMENDED FINAL SUBDIVISION (PHASED) PLAT APPROVAL
LOT 38 – GRADING PLAN

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Wednesday, June 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Karen Blazey –
Bob Lacourse –
(ALT) 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 June 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BME ASSOCIATES – OLD BROOKSIDE SUBDIVISION SECTION 6
ANTHONY CASCIANO – 5157 OVERLOOK LANE
CPN-20-004 TM# 83.10-1-38.000
AMENDED FINAL SUBDIVISION (PHASED) PLAT APPROVAL
LOT 38 – GRADING PLAN

FINDINGS

Conditions of Preliminary Overall Subdivision Approval

Findings 1-7 address applicable conditions of preliminary overall subdivision approval granted September 4, 2001 as well as subsequent conditions applied through final approval of other sections.

1. The following conditions do not pertain to this section of development: h, i, j, k, l, o, p, q, s thru bb.
2. The uses and lot layouts proposed for Final Section 6 Subdivision Plans are the same as what was approved for the Preliminary Overall Subdivision Plans (conditions a-d).
3. The current subdivision (Section 6) shows lots sizes and setbacks in compliance with the preliminary approval (conditions e & f).
4. The current subdivision (Section 6) shows two street trees along the frontage of each lot. A species list has been provided (condition g).
5. As part of the Section 3 approval in 2004, the Planning Board required development of trails as depicted in a separate Overall Trails Plan dated August 24, 2004 (condition m).
6. Sidewalks are to be provided on one side of all streets. Sidewalks are proposed along the east side of Overlook Lane; however there are no sidewalks along Daisy Way (condition n).
7. Condition r – There will be no outside storage of recreational vehicles in the front yards.

Current Section 6

8. The applicant is requesting single-stage subdivision (final) approval of Section 6 of the Old Brookside Subdivision (last section) as described in the final plat dated June 2014 prepared by BME Associates.
9. Section 6 consists of 24 single-family lots on 8.24 acres along Overlook Lane and Daisy Way, the last section of the 172 lot – 152 acre Old Brookside Subdivision.
10. The zoning for the subdivision, including lot size and setback requirements, was established by the Town Board on June 17, 1996 as a Planned Unit Development (PUD).
11. In 2001 as part of the Overall Subdivision approval, the Planning Board approved the required setbacks.
12. SEQR was completed as part of the Overall Preliminary Subdivision approval process in September 2001.
13. The Overall Subdivision of 172 lots on 152 acres was considered a Type 1 action and coordinated review was completed.
14. A Negative Declaration was issued on February 22, 2001.
15. The front and rear setbacks as established by the P.U.D. were amended by the Town Board and adopted on May 16, 2006 (Local Law No. 2 of 2006).

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BME ASSOCIATES – OLD BROOKSIDE SUBDIVISION SECTION 6
ANTHONY CASCIANO – 5157 OVERLOOK LANE
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AMENDED FINAL SUBDIVISION (PHASED) PLAT APPROVAL
LOT 38 – GRADING PLAN

FINDINGS

16. The purpose of Local Law No. 2 of 2006 was to create larger buildable areas on certain lots within the Old Brookside Subdivision by reducing the front yard setbacks from 40' to 30' on some lots and rear yard setbacks from 40' to 30' on others. This allows for adequate space on the lots to provide additions such as decks, porches, and similar facilities to the rear of the dwelling without need to seek numerous area variances.
17. The Section 6 Subdivision plans are in substantial compliance with the Overall Preliminary Subdivision conditions of approval and Local Law No. 2 of 2006.
18. Public water and sanitary sewer systems will serve Section 6.
19. All necessary sewer, drainage, and water districts have been previously established for the overall project which includes Section 6.
20. Existing storm water detention facilities for the overall development were designed and constructed with Section 1 and are sized to handle runoff from Section 6.
21. Section 6 drainage plan is consistent with the approved Old Brookside Subdivision overall stormwater management plan.
22. The layout for Section 6 is consistent with the Preliminary Overall Subdivision approval.
23. The application includes erosion and sediment control plans designed in accordance with the Town of Canandaigua design standards and NYSDEC General Permit 0-10-001 requirements.
24. An updated Stormwater Pollution Prevention Plan (SWPPP) for Section 6 was not provided as is required.
25. A request to disturb more than 5-acres at one time (5-acre waiver) from NYSDEC is required.
26. This application was referred to the following agencies for review and comment:
 - Town of Canandaigua Environmental Conservation Board
 - John Berry, Canandaigua Lake County Sewer District
 - William Wright, Ontario County DPW
 - Jim Fletcher, Town of Canandaigua Highway Superintendent
 - Michael Miller, Chief of the Cheshire Volunteer Fire Department
 - MRB Group, Town Engineer
 - Kevin Olvany, Watershed Program Manager
27. A referral to the Ontario County Planning Board (OCPB) was required.
28. This application was classified as a Class 1 with comments dated July 9, 2014 by the Ontario County Planning Board.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BME ASSOCIATES – OLD BROOKSIDE SUBDIVISION SECTION 6
ANTHONY CASCIANO – 5157 OVERLOOK LANE
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AMENDED FINAL SUBDIVISION (PHASED) PLAT APPROVAL
LOT 38 – GRADING PLAN

FINDINGS

29. The Planning Board reviewed and considered the comments prior to making a decision on this application.
30. A referral to the Ontario County Agricultural Board was required.
31. An e-mail dated July 14, 2014 was received with no comments.
32. A comment letter from the Town Engineer dated July 18, 2014 was received.
33. No other outside comment letters have been received to date.
34. The 5' wide stone dust trail as per the approved Neighborhood Improvements Plan dated March 2007, last revised November 19, 2007, and signed November 28, 2007 is to be installed as part of Section 6.
35. The trail described in the 2004 approved Trails Plan that connects Old Brookside Apartments to Overlook Lane within Old Brookside Subdivision, is to be constructed as part of Section 6.
36. A sidewalk extending from Overlook Lane along one side of Daisy Way to the mouth of the cul-de-sac was agreed to be provided.

Amended Final Subdivision Approval – Section 6 Lot 38

37. Application received to amend final subdivision approval as the grading plan for Old Brookside Section 6, Lot 38 (As-Built) depicted an elevation change greater than 12 inches.
38. The single-family dwelling was constructed with a finish floor elevation of 858 ft. when it was approved at a Finish Floor Elevation (FFE) at 855 ft.
39. Any final grade deviations of House Pad Elevations more than 12 inches shall be approved by the Planning Board.
40. Amended Final Subdivision Plat Grading Plan, prepared by BME Associates was submitted for review and approval.
41. Planning Board received documentation from the neighboring property (Lot 50) regarding drainage concerns.
42. Planning Board requested additional information including topo of the neighboring property (Lot 50) to assist in their review of the amended grading plan to be provided.
43. BME submitted revised plans dated June 2020 for the board's consideration.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RICHARD QUEHL & KELLI VESTAL
3312 FALLBROOK PARK – RLD ZONING DISTRICT
CPN-20-022 TM# 98.11-1-6.000
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 a Single-Stage Site Plan approval for the tear down of an existing structure and construction of a single-family dwelling located at 3312 Fallbrook Park within the RLD Zoning District and detailed on site plans dated April 8, 2020, last revised June 3, 2020 prepared by Venezia Land Surveyors and Civil Engineers, and all other relevant information submitted as of June 24, 2020 (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 Wednesday, June 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Karen Blazey –
Bob Lacourse –
(ALT) 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 June 24, 2020 meeting.

L. S.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RICHARD QUEHL & KELLI VESTAL
3312 FALLBROOK PARK – RLD ZONING DISTRICT
CPN-20-022 TM# 98.11-1-6.000
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 a Single-Stage Site Plan approval for the tear down of an existing structure and construction of a single-family dwelling located at 3312 Fallbrook Park within the RLD Zoning District and detailed on site plans dated April 8, 2020, last revised June 3, 2020 prepared by Venezia Land Surveyors and Civil Engineers, and all other relevant information submitted as of June 24, 2020 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA), and

WHEREAS, the Planning Board classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

WHEREAS, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office; and

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

1. Site Plan Approval with conditions specified herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. The Planning Board determines that the application is compliant with the Town of Canandaigua Shoreline Development Guidelines based on the revised site plans dated June 3, 2020 and the letter from Sue Steele Landscape Architecture, PLLC.
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 Engineers letter dated May 18, 2020 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
5. 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 final site plans.
6. The plans are to comply with the City of Canandaigua Fire Departments comment letter dated April 13, 2020.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RICHARD QUEHL & KELLI VESTAL
3312 FALLBROOK PARK – RLD ZONING DISTRICT
CPN-20-022 TM# 98.11-1-6.000
SINGLE-STAGE SITE PLAN APPROVAL

SINGLE-STAGE SITE PLAN APPROVAL RESOLUTION

7. Prior to the issuance of a C/O an approval from the Canandaigua Lake County Sewer District regarding their review of the sanitary sewer design and lateral connection is to be provided to the Town of Canandaigua.
8. All comments from the Town Water Superintendent in the review letter dated April 27, 2020 are to be addressed to the satisfaction of the Town Water Superintendent prior to signing by the Planning Board Chairman.
9. A Water Service Application is to be completed and provided to the Town of Canandaigua Water Department prior to issuance of Building Permits.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Wednesday, June 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Karen Blazey –
Bob Lacourse –
(ALT) 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 June 24, 2020 meeting.

L. S.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RICHARD QUEHL & KELLI VESTAL
3312 FALLBROOK PARK – RLD ZONING DISTRICT
CPN-20-022 TM# 98.11-1-6.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for a Single-Stage Site Plan approval for the tear down of an existing structure and construction of a single-family dwelling located at 3312 Fallbrook Park within the RLD Zoning District.
2. Detailed on site plans dated April 8, 2020, last revised June 3, 2020 prepared by Venezia Land Surveyors and Civil Engineers, and all other relevant information submitted as of June 24, 2020.
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. This application was forwarded to the following outside agencies for review:
 - Canandaigua Lake County Sewer District
 - Code Enforcement Officer
 - Town ECB
 - Town Highway & Water Superintendent
 - MRB Group
 - Ontario County PB
 - Canandaigua City Fire Chief
 - Canandaigua Lake Watershed Council
6. A zoning Determination was prepared dated April 22, 2020:

DETERMINATION:

- Proposed building coverage to be 35.2% when maximum permitted is 25%.
- Proposed lot coverage to be 52.8% when maximum permitted is 40%. Preexisting nonconforming dwelling has a lot coverage of 58.7%.
- Proposed dwelling to have 23.32 ft. front yard setback when required front setback shall be no less than 50 ft. Preexisting nonconforming dwelling has a front setback of 5.7 ft.
- Proposed dwelling to have 3.0 ft. right-side setback when required side yard setback shall be no less than 8 ft. Preexisting nonconforming dwelling has a right-side setback of 0.4 ft.
- Proposed accessory structure (pool) to have 4.5 ft. right-side setback when required side yard setback shall be no less than 8 ft. Preexisting nonconforming accessory structure (patio) has a right-side setback of 0.3 ft.
- Proposed pool to be located in rear yard when such structure shall not be located in the rear yard of a lot where said rear yard adjoins Canandaigua Lake. Preexisting nonconforming swimming pool is located in the rear yard which adjoins Canandaigua Lake.
- Changes to preexisting nonconformities that reduce the degree of nonconformance shall be allowed.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to an area variance and site plan within 500 ft. of a recreation area (Canandaigua Lake).

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RICHARD QUEHL & KELLI VESTAL
3312 FALLBROOK PARK – RLD ZONING DISTRICT
CPN-20-022 TM# 98.11-1-6.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Application received for 10.2% building coverage area variance.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required for development in the Residential Lake District which exceeds thresholds as would require a soil erosion permit.

7. An amended Zoning Determination was prepared dated June 8, 2020:

DETERMINATION:

- Proposed building coverage to be 32.4% when maximum permitted is 25%. Parcel has a preexisting nonconforming building coverage of 32.9%.
- Proposed lot coverage to be 52.4% when maximum permitted is 40%. Preexisting nonconforming dwelling has a lot coverage of 58.7%.
- Proposed dwelling to have 23.32 ft. front yard setback when required front setback shall be no less than 50 ft. Preexisting nonconforming dwelling has a front setback of 5.7 ft.
- Proposed dwelling to have 3.0 ft. right-side setback when required side yard setback shall be no less than 8 ft. Preexisting nonconforming dwelling has a right-side setback of 0.3 ft.
- Proposed accessory structure (spa) to have 4.5 ft. right-side setback when required side yard setback shall be no less than 8 ft. Preexisting nonconforming accessory structure (patio) has a right-side setback of 3.3 ft.
- Proposed pool to be located in rear yard when such structure shall not be located in the rear yard of a lot where said rear yard adjoins Canandaigua Lake. Preexisting nonconforming swimming pool is located in the rear yard which adjoins Canandaigua Lake.
- Changes to preexisting nonconformities that reduce the degree of nonconformance shall be allowed.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates solely to site plan for a single-family residential lot. Exemption #09.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required for development in the Residential Lake District which exceeds 1,000 square feet.
8. The applicant revised the site plans to reduce preexisting nonconformities as it relates to building coverage and avoided the need for an Area Variance.
9. Comments were received from the Town Engineer in a letter dated May 18, 2020.
10. Comments were received from the City of Canandaigua Fire Dept. in a letter dated April 13, 2020.
11. Comments were received from the Canandaigua Lake County Sewer District in an email dated May 5, 2020.
12. Comments were received from the Tow Highway and Water Superintendent dated April 27, 2020.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING RICHARD QUEHL & KELLI VESTAL
3312 FALLBROOK PARK – RLD ZONING DISTRICT
CPN-20-022 TM# 98.11-1-6.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

13. The ECB provided comments:

ECB Comments: The ECB recommends that the applicants' engineer give attention to the highly erodible soils on the property during the tear down of the house and the removal of the swimming pool. The ECB also recommends that the applicants give consideration to the timing and sequencing of construction as it may impact neighboring property owners.

14. Ontario County PB provided comments:

Final Recommendation – With the exception of applications involving lakefront properties involving side, lake, or lot coverage variances or encroachments to County owned right-of-ways described in AR Policy 5 Parts A and B, the CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

Comment The applicant and referring agency are strongly encouraged to involve the Canandaigua Lake Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

15. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
16. 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING ROBERT & SUSAN TAYLOR
3564 OTETIANA POINT – RLD ZONING DISTRICT
CPN 20-028 TM# 98.19-1-3.000
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 a Single-Stage Site Plan approval for construction of an addition (attached garage) to the existing single-family dwelling located at 3564 Otetiana Point within the RLD Zoning District and detailed on site plans dated May 5, 2020, prepared by Venezia Associates, and all other relevant information submitted as of June 24, 2020 (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 Wednesday, June 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Karen Blazey –
Bob Lacourse –
(ALT) 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 June 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING ROBERT & SUSAN TAYLOR
3564 OTETIANA POINT – RLD ZONING DISTRICT
CPN 20-028 TM# 98.19-1-3.000
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 a Single-Stage Site Plan approval for construction of an addition (attached garage) to the existing single-family dwelling located at 3564 Otetiana Point within the RLD Zoning District and detailed on site plans dated May 5, 2020, prepared by Venezia Associates, and all other relevant information submitted as of June 24, 2020 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA), 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, an area variance for the proposed front setback of 27.4 ft where 60 ft. is required was granted by the ZBA at their meeting on June 16, 2020; 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 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. The comments within the Town Engineers letter dated June 17, 2020 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
4. 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 final site plans.
5. All variances approved by the ZBA are to be detailed on the site plans.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING ROBERT & SUSAN TAYLOR
3564 OTETIANA POINT – RLD ZONING DISTRICT
CPN 20-028 TM# 98.19-1-3.000
SINGLE-STAGE SITE PLAN APPROVAL

SINGLE-STAGE SITE PLAN APPROVAL RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Wednesday, June 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Karen Blazey –
Bob Lacourse –
(ALT) 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 June 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING ROBERT & SUSAN TAYLOR
3564 OTETIANA POINT – RLD ZONING DISTRICT
CPN 20-028 TM# 98.19-1-3.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for Single-Stage Site Plan approval for construction of an addition (attached garage) to the existing single-family dwelling located at 3564 Otetiana Point within the RLD Zoning District.
2. Detailed on site plans dated May 5, 2020, prepared by Venezia Associates, and all other relevant information submitted as of June 24, 2020 (the current application).
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. This application was forwarded to the following outside agencies for review:
 - Canandaigua Lake County Sewer District
 - Town ECB
 - Town Highway & Water Superintendent
 - MRB Group
 - Ontario County PB
 - Canandaigua City Fire Chief
 - Canandaigua Lake Watershed Council
 - Town of Gorham
6. A zoning Determination was prepared dated May 11, 2020:

DETERMINATION:

- Zoning Variances granted in 1999 for 30 ft. building height, 9 ft. South side setback, 6 ft. North side setback.
- Proposed front setback of 27.4 ft. when 60 ft. minimum is required.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as this application relates to Variance and Site Plan approval within 500 ft. of a State Highway.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 32.6 ft. front setback area variance.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required as development exceeds 1,000 sq. ft.

7. The requested area variance for a front setback at 27.4 ft. where 60 ft. is required was granted by the ZBA at their meeting on June 16, 2020.
8. Comments were received from the Town Engineer in a letter dated June 17, 2020.
9. Canandaigua Lake County Sewer District provided an email with comments dated May 26, 2020.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING ROBERT & SUSAN TAYLOR
3564 OTETIANA POINT – RLD ZONING DISTRICT
CPN 20-028 TM# 98.19-1-3.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

10. The ECB provided comments:

ECB Comments: The ECB endorses the use of porous paving system to minimize runoff to the lake. The ECB also endorses the reduction of lot coverage, assuming that the lot coverage calculation accurately reflects the permeability of the porous paved surfaces. The ECB recommends that the permeability of the soil beneath the proposed porous pavement material be examined and that drainage be evaluated to assure that no additional runoff would flow into Canandaigua Lake from this project.

11. The Planning Board has reviewed these comments and has considered them 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING STEVEN DAY
4841 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 20-029 TM# 140.181-4.100
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 a Single-Stage Site Plan approval for construction of a new on-site wastewater treatment system and a new driveway to the existing single-family dwelling located at 4841 County Road 16 within the RLD Zoning District and detailed on site plans dated May 15, 2020, prepared by Marathon Engineering and all other relevant information submitted as of June 24, 2020 (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 Wednesday, June 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Karen Blazey –
Bob Lacourse –
(ALT) 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 June 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING STEVEN DAY
4841 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 20-029 TM# 140.181-4.100
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for a Single-Stage Site Plan approval for construction of a new on-site wastewater treatment system and a new driveway to the existing single-family dwelling located at 4841 County Road 16 within the RLD Zoning District.
2. Detailed on site plans dated May 15, 2020, prepared by Marathon Engineering and all other relevant information submitted as of June 24, 2020 (the current application).
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. This application was forwarded to the following outside agencies for review:
 - Canandaigua Lake Watershed Inspector
 - Town ECB
 - Town Highway & Water Superintendent
 - Ontario County PB
 - Canandaigua Cheshire Fire Chief
 - Canandaigua Lake Watershed Council
 - Ontario County DPW

6. A zoning Determination was prepared dated May 4, 2020:

DETERMINATION:

- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the RLD zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates solely to site plan for a single-family residential site. Exception #09

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required as proposed development exceeds 1,000 sq. ft. in the RLD Zoning District.

7. Comments were received from the Canandaigua Lake Watershed Inspector in an email dated May 28, 2020.
8. The applicant provided a response to these comments in an email dated May 29, 2020.
9. Comments were received from the Ontario County DPW in an email dated June 1, 2020.
10. The ECB provided comments:

ECB Comments: The ECB recommends that applicant consider additional site drainage measures in the area of the enlarged driveway to avoid increasing runoff to the neighboring property. This may include permeable pavement, rain gardens, bio-swales and/or other features to promote infiltration and slow the speed of runoff within the property boundaries. The ECB recommends that the Planning

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING STEVEN DAY
4841 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 20-029 TM# 140.181-4.100
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

Board carefully consider the applicant's potential request for a waiver of disturbance on the steep slope area of 17 percent and expresses concern about the velocity of stormwater flowing down a 17 percent slope, the potential for erosion, and the ability of the proposed drainage system to handle the velocity. The ECB also notes that it will be beneficial to have additional vegetative stabilization on the downslope to both stabilize the steep slope area and to take up the nutrients from the septic system before they reach the lake.

11. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
12. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate to be provided prior to the issuance of building permits.
13. The applicant requested a waiver, pursuant to §220-65(L), within a letter dated May 15, 2020 from the Site Design Development Criteria, Article IV, Section D (Vertical Alignment); specifically has requested relief from the requirements that all driveways not exceed a slope of 15% and that all driveways provide a leveling area with a length of 30' and a maximum slope of 3%.
14. The Planning Board granted the requested waiver.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING STEVEN DAY
4841 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 20-029 TM# 140.181-4.100
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 a Single-Stage Site Plan approval for construction of a new on-site wastewater treatment system and a new driveway to the existing single-family dwelling located at 4841 County Road 16 within the RLD Zoning District and detailed on site plans dated May 15, 2020, prepared by Marathon Engineering and all other relevant information submitted as of June 24, 2020 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA), and

WHEREAS, the Planning Board classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

WHEREAS, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office; and

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

1. Site Plan Approval with conditions specified herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. A 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. 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 final site plans.
4. Prior to the issuance of a Certificate of Occupancy an approval from the Canandaigua Lake Watershed Inspector in regards to his review/ inspection of the proposed onsite wastewater treatment system design is to be provided.
5. Prior to the issuance of a Certificate of Completion, an approval from the Ontario County DPW regarding their review of this application, is to be provided to the Town of Canandaigua Development Office.
6. The following notes regarding phosphorous use are to be added to the landscaping plans:
 - No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING STEVEN DAY
4841 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 20-029 TM# 140.181-4.100
SINGLE-STAGE SITE PLAN APPROVAL

SINGLE-STAGE SITE PLAN APPROVAL RESOLUTION

- If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYSDEC requirements.
7. The applicant has requested a waiver, pursuant to §220-65(L), within a letter dated May 15, 2020 from the Site Design Development Criteria, Article IV, Section D (Vertical Alignment); specifically has requested relief from the requirements that all driveways not exceed a slope of 15% and that all driveways provide a leveling area with a length of 30' and a maximum slope of 3%.

8. The Planning Board granted the requested waiver.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Wednesday, June 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Karen Blazey –
Bob Lacourse –
(ALT) 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 June 24, 2020 meeting.

L. S.

John Robortella, Secretary of the Board

**TOWN OF CANANDAIGUA PLANNING BOARD
ACTION RESOLUTION – SURETY RELEASE**

APPLICANT(S): MICHAEL & BRENDA LUCEY

PROJECT NAME – 3356 HICKOX ROAD

RELEASE – EROSION CONTROL SURETY RELEASE NO. 1 (FINAL)

CPN No. 16-021

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Form signed describing the items involved with the subject Release No. 1 (final) of the Surety for this project; and

WHEREAS, the Planning Board has considered the requested Release No. 1 and the amount of funds associated therewith; and

WHEREAS, the Planning Board is satisfied with the details described in the requested Release No. 1 documents referenced above herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested Release No. 1 (final) in the amount of \$ _____ and for the items specified on said documents.

BE IT FURTHER RESOLVED that the Planning Board Chairperson is hereby directed to sign and date the Town of Canandaigua Surety Release Form and transmits said documents along with a copy of this resolution to the Town Supervisor for processing the release of the amount specified in said documents.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Wednesday, June 24, 2020. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -

Charles Oyler -

Ryan Staychock -

Karen Blazey –

Bob Lacourse –

(ALT) 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 June 24, 2020 meeting.

John Robortella, Secretary of the Board

L. S.