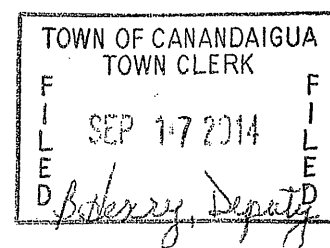


TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MARATHON ENGINEERING FOR MORRELL BUILDERS
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9 & 10
CPN-006-06 TM# 112.00-1-32.111 & 112.04-1-2.999
AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT APPROVAL

1. Lakewood Meadows Sections 1-8 received Overall Preliminary Subdivision Approval on July 13, 2004.
2. The Overall Subdivision was approved as a Cluster Subdivision under Town Law 278.
3. The Overall Subdivision approval included 8 Sections, 230 lots on 255.4 acres with 131.1 acres of open space (51%).
4. The Lakewood Meadows Section 9 & 10 Revised Preliminary Overall Subdivision Plans were approved at the January 23, 2007 Planning Board meeting with fifteen (15) conditions amending the Preliminary Overall Subdivision.
5. The 2007 Revised Preliminary Overall Subdivision depicted 10 sections including 292 lots on 316.74 acres with 178.5 acres of open space (56%).
6. In compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Town Planning Board during its review of the Lakewood Meadows Section 9 & 10 Revised Preliminary Overall Subdivision Plat declared this action to be a Type I Action, completed a coordinated review, made a Determination of Non-Significance, and issued a Negative Declaration January 9, 2007.
7. The total project area (parcel size) as approved in 2007 for Section 9 & 10 was 69.2 acres excluding the P.L. Singer Real Estate property (3 acres) along the southern property line.
8. The Parcel identified as Lakewood Meadows Section 9 & 10 was rezoned to SCR-1 with Local Law No. 3 of 2006.
9. The existing zoning for Section 9 & 10 was SCR-1 (Southern Corridor Residential – 1 acre lots).
10. Section 9 & 10 was approved as Conservation Subdivision preserving the identified constrained lands.
11. The density calculations established for Section 9 & 10 were based on the SCR-1 zoning district as defined by Local Law 7 of 2004 and are as follows:

Constrained land areas for Section 9 & 10:

- a. Parcel Size: 69.2 acres
- b. Constrained Lands: 7.49 acres
 - Wetlands = 0.00 acres
 - 100 Year Flood Plains = 0.00 acres
 - Slopes Greater than 20% = 0.0 acres
 - Public Utilities = 0.69 acres (existing watermain)
 - Woodlands = 5.0 acres
 - Drainage Control Areas = 1.0 acres
 - Middle Cheshire Road R.O.W. = .80 acres
- c. Total Developable Land = 61.71 acres
- d. 1 Dwelling/ Acre = 62 Dwellings



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12. Total open space area required to be provided as part of the Cluster Subdivision Approval from 2007 was 35.17 acres (51% of total site area).
13. The total open space area approved as part of the 2007 Section 9 & 10 Subdivision plans were 47.4 acres (68% of total site area), with 3 of the 47.4 acres contingent upon P.L. Singer Real Estate granting annexation to S & J Morrell.
14. 62 patio homes were approved for Section 9 & 10 as part of the 2007 Revised Preliminary Overall Subdivision Plans.
15. The average lot size for patio homes of Section 9 & 10 were 8,500 sf.
16. The 2007 Preliminary Subdivision Plans also included public water and sanitary improvements, and storm drainage management areas, landscaping, trails, public roads, sidewalks, and lighting improvements.
17. Marathon Engineering and Morrell Builders submitted an amended Preliminary Overall Subdivision Plan for Lakewood Meadows Section 9 dated August 26, 2014 and a matrix of the site statistics for the previous 2007 approved subdivision plan versus the proposed 2014 amended plans.
18. The Planning Board is to determine if the proposed Amended Preliminary Overall Subdivision Plans of 2014 are in "substantial agreement" with the approved 2007 Revised Preliminary Overall Subdivision Plans for Lakewood Meadows Section 9 & 10 dated January 2006 and last revised February 6, 2007.
19. The proposed amended subdivision plans propose a similar layout for single family dwellings and townhouses, preserving the identified constrained lands as referenced above and the required open space areas as previously approved, utility improvements including public water and sanitary sewers, drainage improvements and management areas, landscaping, trails and sidewalks which were all part of the original 2007 Revised Preliminary Overall Subdivision Plan approval.
20. The proposed amended subdivision plan proposes 81 residential units (66 townhouses and 15 patio homes).
21. The 2007 Overall Subdivision Sections 1-10 included 292 residential lots.
22. The amended subdivision plans of 2014 includes 292 residential lots. The approved overall density of Lakewood Meadows Sections 1-10 compared to that of the 2014 amended plans has not changed.
23. The average lot size is proposed at 11,000 sf.
24. The total proposed open space areas for Section 9 is 43.2 acres (62%) where 47.4 acres (68%) including the P.L. Singer property (3 acres) was provided before. (Net loss of $4.2 \pm$ acres or $1.2 \pm$ acres without P.L. Singer property).
25. The total open space for the Amended Preliminary Overall Subdivision Sections 1-9 is $186.3 \pm$ acres (59%) where 178.5 acres (56%) was provided before (Net gain of $5.1 \pm$ acres).

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26. Sidewalks will be installed in the subdivision and connected to the trail system.
27. Open space trails will be provided and continued through the proposed amended subdivision as with the original approval.
28. Preservation of farmland along Middle Cheshire Road was discussed and encouraged.
29. The Planning Board has completed a review of the cover letter dated August 26, 2014 prepared by Marathon Engineering including the matrix (a comparison of the proposed 2014 Amended Preliminary Overall Subdivision Plat Plans with the approved 2007 Preliminary Overall Subdivision Plat Plans) and determines that the proposed Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 plans dated August 26, 2014 are in **Substantial Agreement** with the previously approved Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 & 10 plans dated January 2006 and last revised February 6, 2007 (signed).
30. The applicant stated that the open space areas and stormwater maintenance facilities will be transferred to the existing HOA.
31. The applicant stated that Morrell Builders will set up a meeting with the existing HOA to discuss this project.
32. The entrance drive off of Middle Cheshire Road will need to be approved by the Town Highway Superintendent.
33. The Planning Board makes the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
34. 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.
35. The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
36. The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
37. The proposed amended subdivision includes 81 new homes, many of which will be occupied by families with one or more children.
38. The proposed amended subdivision will increase the Town's population.
39. This increase in population will intensify the need for land to be used for parks and recreation.
40. A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed amended subdivision plat.
41. The area of the proposed amended subdivision will be $69.2 \pm$ acres (excluding P.L. Singer Real Estate property of 3 acres along the southern property line).

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42. The area of the proposed amended subdivision will include residential lots and preserved open space areas. Adequate land for dedication of parkland is not available on the proposed amended subdivision plat.
43. A fee in lieu of parkland shall be paid at the time of issuance of building permits.