

Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424
Phone (585) 394-1120 • Fax (585) 394-9476

Planning Board Decision Notification

Meeting Date: May 10, 2022

Project: CPN-22-012

Applicant

Marks Engineering
c/o Brennan Marks, P.E.
42 Beeman Street
Canandaigua, NY 14424
and
Angelo Licciardello
8242 East Bluff Drive
Penn Yan, NY 14527

Owners

Angelo Licciardello
8242 East Bluff Drive
Penn Yan, NY 14527

Project Type

Preliminary (Phased)
Overall Subdivision

Project Location

3535 State Route
364

Tax Map #

98.19-1-20.100

TYPE OF APPLICATION:

- ☒ Preliminary Phased Overall ☐ One/Single Stage
☒ Subdivision ☐ Site Plan ☐ Special Use Permit

Applicant Request:

- ☐ Granted ☐ Denied ☐ Tabled
☒ Continued to: **MAY 24, 2022**
☒ See attached resolution(s)

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR):

- ☐ Type I ☐ Type II ☐ Unlisted
☐ See Attached resolution(s):

Negative Declaration Date:

Positive Declaration Date:

Recommendation To:

- ☐ Town Board ☐ ZBA ☐ N/A ☐ See attached resolution(s)

Recommendation:

Surety Requirements:

- ☐ Landscaping: \$ ☐ Soil Erosion: \$
☐ Other (specify): \$

CANANDAIGUA TOWN CLERK

MAY 13 2022

RECEIVED

Surety Release:

Certified By: 
Chairperson, Planning Board

Date: 5/13/22

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ANGELO LICCIARDELLO
SUNSET RIDGE ESTATES/ LAKEWOOD CUSTUM HOMES
RESIDENTIAL DEVELOPMENT
PRELIMINARY (PHASED) OVERALL SUBDIVISION REVIEW
3535 STATE ROUTE 364 – R-1-20 ZONING DISTRICT
CPN 22-012 – TM# 98.19-1-20.100

CONTINUATION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for Preliminary (Phased) Overall Subdivision approval divide a 33.18 acre parcel into 31 single family lots ranging in size from +/- 0.46 acres to +/- 2.74 acres and for the construction of 31 single-family residential dwellings and associated roadways, utilities, infrastructure, and other improvements, in the Residential (R-1-20) zoning district located at 3535 State Route 364, and detailed on site plans dated February 1, 2022, last revised May 2, 2022 prepared by Marks Engineering, and all other relevant information submitted as of May 10, 2022 (the current application); and

WHEREAS, the Planning Board at their March 8, 2022 meeting reviewed the completed State Environmental Quality Review (SEQR) Full Environmental Assessment Form (EAF), Part 1 prepared by Marks Engineering (hereinafter referred to as Applicant) on the above referenced Application (hereinafter referred to as Action); and

WHEREAS, the Planning Board determined that said Action is classified as a Type I Action and subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board at their March 8, 2022 meeting began the coordinated review under the SEQR regulations which ended April 15, 2022; and

WHEREAS, the Planning Board opened a Public Hearing as required for subdivision application at their April 12, 2022 meeting and continued it to their May 10, 2022; and

WHEREAS, the Planning Board requested additional time to complete the review of the recently submitted revised plans; and

WHEREAS, the Planning Board requested the applicant to submit an updated Phasing Plan, Visual Rendering of the entrance with landscaping for 1 year, 10 years, and 50 years, submission of a summary of the DRAFT HOA, and an overall site plan including the Town of Hopewell; and

WHEREAS, according to the Town of Canandaigua Town Code “failure to comply with any condition or restriction imposed by the Planning Board in granting any site plan approval, special use permit, or subdivision approval shall constitute a violation. Such violation may constitute the basis for revocation of the approval or permit, or for imposing penalties and other applicable remedies against the property owner or other offending parties.”

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the Public Hearing and application to their May 24, 2022 Planning Board Meeting.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING ANGELO LICCIARDELLO
SUNSET RIDGE ESTATES/ LAKEWOOD CUSTUM HOMES
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The above resolution was offered by Scott Neal and seconded by Bob Lacourse at a meeting of the Planning Board held on Tuesday, May 10, 2022. Following discussion thereon, the following roll call vote was taken and recorded:

Mark Tolbert -	<i>AYE</i>
Scott Neal -	<i>AYE</i>
Bob Lacourse –	<i>AYE</i>
Amanda VanLaeken –	ABSENT
Charles Oyler -	<i>AYE</i>

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 May 10, 2022 meeting.



John Robortella, Secretary of the Board

L. S.

CANANDAIGUA TOWN CLERK

MAY 13 2022

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