

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: February 9, 2016

Project: CPN-066-15

Applicant

James Vanderhoof
60 Pinewood Knoll
Rochester, NY 14624

Owner

James Vanderhoof
60 Pinewood Knoll
Rochester, NY 14624

Project Type

One-stage Site Plan
Application

Project Location

3490 Sandy
Berach Drive

Tax Map #

98.15-1-56.000

TYPE OF APPLICATION:

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

Applicant Request:

- ☒ Granted ☐ Denied ☐ Tabled
☐ Continued to:
☒ See attached resolution(s)

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR):

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

Negative Declaration Date:

Positive Declaration Date:

THIS APPROVAL SHALL EXPIRE IF YOU FAIL TO
OBTAIN THE PLANNING BOARD CHAIR'S SIGNATURE
ON THE FINAL PLAN BY: 4/11/16
YOU ARE RESPONSIBLE FOR REQUESTING AN
EXTENSION PRIOR TO THIS EXPIRATION DATE IF
THIS REQUIREMENT CANNOT BE MET.

Recommendation To:

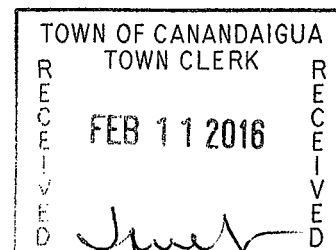
- ☐ Town Board ☐ ZBA ☐ N/A ☐ See attached resolution(s)

Recommendation:

Surety Requirements:

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

Surety Release:



Certified By:

Shirley Schwartz
Chairperson, Planning Board

Date: 2-10-16

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JAMES & LORI J. VANDERHOOF – RESIDENTIAL ADDITION
RLD ZONING DISTRICT
3490 SANDY BEACH DRIVE
CPN-066-15 TM# 98.15-1-56.000
ONE 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 One Stage Site Plan Approval for the construction of a 118 +/- square foot first floor, and a 305 +/- square foot second floor addition to the existing residential dwelling located at 3490 Sandy Beach Drive within the RLD Zoning District, detailed on site plans last revised November 20, 2015 and all other relevant information submitted as of February 9, 2016 (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 Thomas Schwartz and seconded by Karen Blazey at a meeting of the Planning Board held on Tuesday, February 9, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry - Absent
Charles Oyler - *Aye*
Karen Blazey - *Aye*
Ryan Staychock - *Aye*
Thomas Schwartz - *Aye*

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 February 9, 2016 meeting.

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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3490 SANDY BEACH DRIVE
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ONE STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a One Stage Site Plan Approval for the construction of a 118 +/- square foot first floor, and a 305 +/- square foot second floor addition to the existing residential dwelling located at 3490 Sandy Beach Drive within the RLD Zoning District, detailed on site plans last revised November 20, 2015 and all other relevant information submitted as of February 9, 2016 (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, this application was forwarded to Ontario County Planning Board and a recommendation of denial was provided; 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 above 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 accepted by the Town Board prior to the issuance of building permits.
3. The comments within the Town Engineer's letter dated February 4, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
4. All variances granted by the Town of Canandaigua Zoning Board of Appeals, are to be added to the site plan.
5. The applicant shall submit a landscape plan depicting at least one (1) clump of lilac-type shrubbery on the southwest corner of the proposed lot. Clumps shall include a minimum of at least three (3) bushes. The landscape plan shall also show plantings between the rear patio and the lake. The landscape plan shall be approved by the PB Chairman prior to signing the final site plan.
6. A landscape schedule shall be added to the site plan prior to signing by the PB Chairman.

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ONE STAGE SITE PLAN APPROVAL

The above resolution was offered by Karen Blazey and seconded by Ryan Staychock at a meeting of the Planning Board held on Tuesday, February 9, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry - Absent
Charles Oyler - *Aye*
Karen Blazey - *Aye*
Ryan Staychock - *Aye*
Thomas Schwartz - *Aye*

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 February 9, 2016 meeting.

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

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
JAMES & LORI J. VANDERHOOF – RESIDENTIAL ADDITION
RLD ZONING DISTRICT
3490 SANDY BEACH DRIVE
CPN-066-15 TM# 98.15-1-56.000
ONE STAGE SITE PLAN APPROVAL

1. The Town of Canandaigua Planning Board received an application for One Stage Site Plan Approval for the construction of a 118 +/- square foot first floor and a 305 +/- square foot second floor addition to the existing residential dwelling.
2. The project is located at 3490 Sandy Beach Drive within the RLD Zoning District, detailed on site plans last revised November 20, 2015 and all other relevant information submitted as of February 9, 2016.
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 referred to the following agencies for review and comment:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - John Berry, Canandaigua Lake County Sewer District
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway Superintendent
 - Town Engineer, MRB Group
 - Ontario County Planning Board
 - Mark Marentette, Chief City Fire Department
 - Carleen Pierce, Canandaigua City School District
6. A Zoning Law Determination was prepared dated December 18, 2015 and identified the following issues:
 - The property owner wishes to add an addition to an existing non-conforming dwelling upon an existing non-conforming parcel.
 - The property owner wishes to add an addition to an existing dwelling within a designated Special Flood Plain Hazard Area.
 - The proposed 96sq.ft. dwelling addition is 8.0' from the right side property line (when viewing from Sandy Beach), when 10' is required.
 - The proposed lot coverage is 37%, when 30% is required
7. The Determination included the following:
 - A single-family dwelling is a permitted principal use within the RLD zoning district.
 - The owner has applied for a Floodplain Development Permit and will provide an elevation certification when the project is completed.

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ONE STAGE SITE PLAN APPROVAL

- The owner has applied for a Soil and Sedimentation Control permit due to the fact the aggregate material disturbed exceeds thresholds within the RLD zoning district.
 - This application is required to be reviewed by the Ontario County Planning Board due to the proximity to Canandaigua Lake.
 - A referral to the ZBA is required as a 2.0' right side setback area variance for the principal structure and a 7% lot coverage area variance is required.
 - Site plan approval by the Planning Board is required due to the total amount of site disturbance within the RLD.
8. A referral to the Ontario County Planning Board (OCPB) was completed at the January 13, 2016 meeting.
 9. Ontario County Planning issued comments and findings for referrals #16-2016 & 16.1-2016 and returned with a recommendation of **disapproval**.
 10. The ZBA granted approval of the area variances at their January 19, 2016 meeting with conditions:
 - The variance(s) granted are specific to the plans submitted to the Zoning Board of Appeals. Any change in the plans shall invalidate the variance(s) and applicant shall request a new variance from the Zoning Board of Appeals.
 - The variance(s) is conditioned on building permits being issued within one (1) year of the date the variance(s) is granted. Failure to obtain building permits within one (1) year shall invalidate the variance(s).
 11. Comments were received from the Environmental Conservation Board and forwarded to the Planning Board for consideration.
 12. Comments dated February 4, 2016 were received from the Town Engineer.
 13. Canandaigua Lake County Sewer District issued an email dated October 13, 2015 with no comments.
 14. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
 15. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate.
 16. The Planning Board discussed the Shoreline Development Guidelines and determined that the final site plans are in compliance with these requirements.