

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

PLANNING BOARD

Tuesday, January 26, 2016, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY:	Thomas Schwartz
BOARD MEMBERS:	Karen Blazey, Richard Gentry, Charles Oyler, Ryan Staychock
SECRETARY:	John Robortella
STAFF MEMBERS:	Lance Brabant, MRB Group Christian Nadler, Planning Board Attorney Douglas Finch, Director of Development

Pledge of Allegiance

Introduction of Board Members and Staff

Overview of Emergency Evacuation Procedure

Attest to the Publishing of Legal Notices

Privilege of the Floor

SKETCH PLANS:

None at this time

CONTINUED PUBLIC HEARINGS / ONE STAGE SITE PLANS:

None at this time

NEW PUBLIC HEARINGS / ONE-STAGE SITE PLANS:

- CPN-105-15 Kimberly Bidleman, representing 2418 State Route 332, LLC, owner of property at 2375 State Route 332, TM#56.00-2-22.210, is requesting a special use permit for a building sign in the CC zoning district.
- CPN-107-15 F&B Enterprises, LLC, representing ZOCOR, LLC, owner of property at 3179 State Route 21, TM#97.02-1-44.000, is requesting a special use permit to operate a tourist home in the SCR-1 zoning district.
- CPN-108-15 Meagher Engineering, representing Sandy Kolupski, owner of property at 3478 Sandy Beach Drive, TM#98.15-1-60.000, is requesting one stage site plan approval for a tear-down/rebuild of a single-family dwelling in the RLD zoning district.
- CPN-109-15 Melissa Buchanan, representing Mark Case, owner of property at 2485 State Route 332, TM#70.11-1-24.000, is requesting a special use permit for a building sign in the CC zoning district.
- CPN-111-15 Diedre Dye, owner of property at 3465 State Route 364, TM#98.15-1-78.000, is requesting a temporary special use permit for a major home occupation in the R-1-20 zoning district.
- CPN-112-15 TDK Engineering, representing Wendy Dworkin, owner of property at 3590 Otetiana Point, TM#98.19-1-11.000, is requesting a one stage site plan review for a seawall repair in the RLD zoning district.
- CPN-115-15 Marathon Engineering, representing Ted & Patricia Brewer, owner of property at 4727 County Road 16, TM#140.11-1-30.000, is requesting one stage site plan approval for a tear-down/rebuild of a single-family dwelling in the RLD zoning district.

- CPN-116-15 Daniel Long, representing Sarah Tuttle, owner of property at 0000 NYS Route 21, TM#112.01-1-11.100, is requesting one stage site plan approval to construct a new dwelling in the SCR-1 zoning district.
- CPN-118-15 Venezia Associates, representing German Brothers Industrial Park, LLC, owners of property at 0000 North Street, TM#70.00-1-69.110, is requesting one stage site plan approval for the construction of a boat storage facility in the IND zoning district.

CLOSED PUBLIC HEARINGS: *None at this time*

FINAL SUBDIVISIONS: *None at this time*

CONTINUED PRELIMINARY (PHASED) SITE PLANS: *None at this time*

NEW PRELIMINARY (PHASED) SITE PLANS: *None at this time*

INCOMPLETE APPLICATION / ADDITIONAL INFORMATION REQUIRED:

None at this time

BOARD BUSINESS

- ☐ Approval of January 12, 2016 meeting minutes
- ☐ Referrals to Town Board: *None at this time*
- ☐ Recommendations to Zoning Board of Appeals: *None at this time*
- ☐ Recommendations to the Code Enforcement Officer: *None at this time*
- ☐ Resubdivision / Annexations: *None at this time*
- ☐ Letter of Credit/Bond Releases: *None at this time*
- ☐ Comprehensive Plan – General Discussion
- ☐ Other Business as Required:

STAFF REPORTS

UPCOMING APPLICATIONS

FEBRUARY 9, 2016 MEETING:

- CPN-096-15 Fisher Associates, representing Daniel & Konstanze Wegman, owner of property at 4895 County Road 16, TM#140.18-1-10.100, are requesting one stage site plan approval to construct an in-ground swimming pool and garage addition in the RLD zoning district.
- CPN-066-15 James Vanderhoof, owner of property at 3490 Sandy Beach Drive, TM#98.15-1-56.000, is requesting one stage site plan approval for a residential addition in the RLD zoning district.

ADJOURNMENT

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

APPLICANT(S): WILLIAM O'HANLON, VICE PRESIDENT OF LeCESSE CONSTRUCTION SERVICES
PROJECT NAME – HAPPINESS HOUSE, PHASE 2
RELEASE – LANDSCAPING SURETY RELEASE No. 1 (FINAL)
CPN No. 054-13

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Request Form signed by the Town Code Enforcement Officer and a cover letter from the Town Engineer (MRB Group) dated January 18, 2016 describing the items involved with the subject Release No. 1 (Final) of the Landscaping Surety for this project; and

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

WHEREAS, the Planning Board is satisfied with the details described in the requested Release No. 1 (Final) 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 **\$22,300.00** 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 Request 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 Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

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

APPLICANT(S): WILLIAM O'HANLON, VICE PRESIDENT OF LeCESSE CONSTRUCTION SERVICES
PROJECT NAME – HAPPINESS HOUSE, PHASE 2
RELEASE – SOIL & EROSION CONTROL SURETY RELEASE NO. 1 (FINAL)
CPN No. 054-13

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Request Form signed by the Town Code Enforcement Officer and a cover letter from the Town Engineer (MRB Group) dated January 18, 2016 describing the items involved with the subject Release No. 1 (Final) of the Soil & Erosion Control Surety for this project; and

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

WHEREAS, the Planning Board is satisfied with the details described in the requested Release No. 1 (Final) 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 **\$20,150.00** 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 Request 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 Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
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Ryan Staychock -
Thomas Schwartz -

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John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR GERMAN BROTHERS INDUSTRIAL PARK, LLC
BOAT STORAGE – 0000 NORTH STREET (COUNTY ROAD 30)
CPN 118-15 - TM# 70.00-1-69.110 - INDUSTRIAL (I) ZONING DISTRICT
SPECIAL USE PERMIT – §220-35 & §220-43
COMMERCIAL OUTDOOR STORAGE OF BOATS AND BOAT ACCESSORIES
SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF NON SIGNIFICANCE

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for Single-Stage Site Plan Approval for the construction of 6 boat storage buildings, an office and boat repair building, associated utility, drainage, landscaping, and lighting improvements as detailed on site plans dated December 18, 2015 prepared by Venezia Associates; and

WHEREAS, the Planning Board is also considering an application for Special Use Permit for commercial outdoor storage of boats and boat accessories (§220-35 & §220-43) in the Industrial Zoning District as a primary use or in addition to an existing primary use located at 0000 North Street (County Road 30); and

WHEREAS, the Planning Board has reviewed the State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) Part 1, prepared by the Venezia Associates and the Short EAF Part 2 & Part 3 completed by the Planning Board on the above referenced German Brothers Industrial Park, LLC Boat Storage (hereinafter referred to as proposed development); and

WHEREAS, the Planning Board determines that said proposed development is classified as an Unlisted Action under the SEQR Regulations; and

WHEREAS, the Planning Board has coordinated with all involved agencies through the application referral process provided for under 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 does hereby designate itself as lead agency for the proposed development above herein; 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 Environmental Assessment Form Part 1; and

WHEREAS, the Planning Board has completed Part 2 and Part 3 of the Short Environmental Assessment Form; and

NOW, THEREFORE, BE IT 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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR GERMAN BROTHERS INDUSTRIAL PARK, LLC
BOAT STORAGE – 0000 NORTH STREET (COUNTY ROAD 30)
CPN 118-15 - TM# 70.00-1-69.110 - INDUSTRIAL (I) ZONING DISTRICT
SPECIAL USE PERMIT – §220-35 & §220-43
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SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF NON SIGNIFICANCE

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) the site is within an identified archaeological sensitive area and the applicant is working with the State Historic Preservation Office (SHPO) to resolve these potential impacts and receive a No Impact letter;
- (vi) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health;
- (viii) 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;
- (ix) 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;
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (xi) 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
- (xii) 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR GERMAN BROTHERS INDUSTRIAL PARK, LLC
BOAT STORAGE – 0000 NORTH STREET (COUNTY ROAD 30)
CPN 118-15 - TM# 70.00-1-69.110 - INDUSTRIAL (I) ZONING DISTRICT
SPECIAL USE PERMIT – §220-35 & §220-43
COMMERCIAL OUTDOOR STORAGE OF BOATS AND BOAT ACCESSORIES
SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF NON SIGNIFICANCE

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

Short Environmental Assessment Form

Part 1 - Project Information

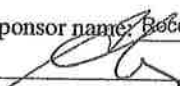
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Site Plan prepared for German Brothers Industrial Park, LLC			
Project Location (describe, and attach a location map):			
North Street, Town of Canandaigua			
Brief Description of Proposed Action:			
Construction of Boat Storage & Repair facility			
Name of Applicant or Sponsor:		Telephone: 585-396-3267 cell: 314-2538	
Venezia & associates		E-Mail: rocco@veneziasurvey.com	
Address:			
5120 Laura Lane			
City/PO:		State:	Zip Code:
Canandaigua		NY	14424
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/> <input checked="" type="checkbox"/>
Town of Canandalgua Planning Board			
3.a. Total acreage of the site of the proposed action?		41.5 acres	
b. Total acreage to be physically disturbed?		6.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		41.5 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
If Yes, briefly describe: _____			
Drainage ditches			

<p>Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Becco Venezia, LS for German Brothers</u> Date: <u>12/11/2015</u></p> <p>Signature: <u></u></p>		

PRINT FORM

Project: German Brothers Boat Storage

Date: January 26, 2016

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"/>

Project: Boat StorageDate: January 26, 2016

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, as the lead agency for this Action, 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 development of the proposed German Brothers Boat Storage project located at 0000 North Street (County Road 30), Canandaigua NY. Based upon this evaluation, the Planning Board, in a separate resolution adopted on Tuesday, January 26, 2016 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

January 26, 2016

Name of Lead Agency

Date

Thomas Schwartz

Planning Board Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

 -MRB Group
Signature of Preparer (if different from Responsible Officer)

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR GERMAN BROTHERS INDUSTRIAL PARK, LLC
BOAT STORAGE – 0000 NORTH STREET (COUNTY ROAD 30)
CPN 118-15 - TM# 70.00-1-69.110 - INDUSTRIAL (I) ZONING DISTRICT
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-43
COMMERCIAL OUTDOOR STORAGE OF BOATS AND BOAT ACCESSORIES

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for Special Use Permit for commercial outdoor storage of boats and boat accessories (§220-35 & §220-43) in the Industrial Zoning District as a primary use or in addition to an existing primary use located at 0000 North Street (County Road 30); and

WHEREAS, the Planning Board is also considering an application for Single-Stage Site Plan Approval for the construction of 6 boat storage buildings, an office and boat repair building, associated utility, drainage, landscaping, and lighting improvements as detailed on site plans dated December 18, 2015 prepared by Venezia Associates; and

WHEREAS, the Planning Board has determined the proposed development to be an Unlisted action pursuant to the SEQR Regulations; and

WHEREAS, on January 26, 2016 the Planning Board, serving as lead agency, made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

WHEREAS, on January 26, 2016, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board does hereby determine the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35, §220- 43 of the Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested Special Use Permit with the following conditions:

1. The special use permit shall remain in effect for the current and future owners and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code § 220-35 and §220-43.
2. In compliance with Town Code §220-35 and §220-61 the Town Zoning Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. This specially permitted use if not begun, by way of start of operations or physical development of the site, within one year of the Planning Board vote to approve the special use permit, shall expire unless renewed by the Planning Board.
4. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
5. All boats and boats accessories to be stored on the site are to be in good working condition.
6. The site plans are to be revised to provide an enclosure for the outside storage area in compliance with §220-43 (G) to substantially screen from the view of any street or residential district.
7. The statement of operations as required by §220-35 is to be provided to the Development Office and shall include the provisions and procedures to be followed for ensuring that

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR GERMAN BROTHERS INDUSTRIAL PARK, LLC
BOAT STORAGE – 0000 NORTH STREET (COUNTY ROAD 30)
CPN 118-15 - TM# 70.00-1-69.110 - INDUSTRIAL (I) ZONING DISTRICT
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-43
COMMERCIAL OUTDOOR STORAGE OF BOATS AND BOAT ACCESSORIES

boats will be properly stored with minimal potential for contamination of the site with fuel, oil, or other substances known to be a hazard to human health and/or the natural environment.

8. A separate approval by the Town of Canandaigua Planning Board is required for the all proposed signage.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR GERMAN BROTHERS INDUSTRIAL PARK, LLC
BOAT STORAGE – 0000 NORTH STREET (COUNTY ROAD 30)
CPN 118-15 - TM# 70.00-1-69.110 - INDUSTRIAL (I) ZONING DISTRICT
SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a request for Single-Stage Site Plan approval for the construction of 6 boat storage buildings, an office and boat repair building, associated utility, drainage, landscaping, and lighting improvements as detailed on site plans dated December 18, 2015 prepared by Venezia Associates and all other relevant information submitted as of January 26, 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 has determined the proposed development to be an Unlisted action pursuant to the SEQR Regulations; and

WHEREAS, on January 26, 2016 the Planning Board, serving as lead agency made a determination of non-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. The Single-Stage Site Plan 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 Single-Stage Site Plan Approval have been met and shown on revised drawings including the revision dates, and all required signatures are affixed to four (4) prints of the Single-Stage Site Plan Approval, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. The comments within the Town Engineer's letter dated January 15, 2016 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 & Water Superintendent regarding his review of this application are to be addressed and his signature affixed to the site plans prior to signing by the Planning Board Chairman.
5. An approval from the Utility Company regarding the relocation of the underground fiber optics is to be provided to the Development Office prior to the issuance of any permits.
6. An approval from the Canandaigua Lake County Sewer District (CLCSD) regarding their review of the sanitary sewer improvements is to be provided to the Development Office prior to the issuance of the Certificate of Occupancy.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR GERMAN BROTHERS INDUSTRIAL PARK, LLC
BOAT STORAGE – 0000 NORTH STREET (COUNTY ROAD 30)
CPN 118-15 - TM# 70.00-1-69.110 - INDUSTRIAL (I) ZONING DISTRICT
SINGLE-STAGE SITE PLAN APPROVAL

7. An approval from the Ontario County Department of Public Works (DPW) regarding their review of the proposed entrance onto County Road 30 is to be provided to the Development Office prior to the issuance of the Certificate of Occupancy.
8. 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 any permits.
9. A Landscaping 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.
10. A “No Effect” letter from the State Historic Preservation Office (SHPO) is to be provided to the Town Development Office prior to the issuance of any permits.
11. A separate signage application for all proposed ground and building signage is to be provided to the Town Development Office for review and approval.
12. The site plans are to be revised to provide an enclosure for the outside storage area in compliance with §220-43 (G) to substantially screen from the view of any street or residential district.
- 13.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR GERMAN BROTHERS INDUSTRIAL PARK, LLC
BOAT STORAGE – 0000 NORTH STREET (COUNTY ROAD 30)
CPN 118-15 - TM# 70.00-1-69.110 - INDUSTRIAL (I) ZONING DISTRICT
SPECIAL USE PERMIT – §220-35 & §220-43
COMMERCIAL OUTDOOR STORAGE OF BOATS AND BOAT ACCESSORIES
SINGLE-STAGE SITE PLAN APPROVAL

1. The Planning Board is considering a request for Single-Stage Site Plan approval for 6 boat storage buildings, an office and boat repair building, associated utility, drainage, landscaping, and lighting improvements as detailed on site plans dated December 18, 2015 prepared by Venezia Associates.
2. The Planning Board is also considering an application for Special Use Permit for commercial outdoor storage of boats and boat accessories (§220-35 & §220-43) in the Industrial Zoning District as a primary use or in addition to an existing primary use.
3. The project is located at 0000 North Street (County Road 30).
4. The application is classified as an Unlisted Action in accordance with implementing regulations of NYS Environmental Quality Review Act (NYCRR Part 617).
5. This application was coordinated with other involved agencies for review and comment as part of the referral process.
6. The Planning Board determined that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations.
7. On January 26, 2016 the Planning Board designated itself as lead agency for the proposed development and determined that the development **WILL NOT** result in any significant adverse environmental impacts based on the review of the Short Environmental Assessment Form (EAF) Parts 1, 2, and 3.
8. The Planning Board made a Determination of Non-Significance on the proposed development and issued a Negative Declaration as evidence of the Planning Board's determination.
9. The proposed project is located within an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) Archaeological Site Inventory.
10. The applicant is to coordinate with SHPO and provide a "No Effect" letter to the Town of Canandaigua Development Office.
11. The project includes +/- 13,800 sq.ft. of outside boat storage area with no enclosure identified on the plans.
12. According to §220-43 (G) of the Town Code, all outdoor storage areas are to be enclosed, except for necessary access drives, by buildings and/or fences, walls, embankments or evergreen trees or other landscaping to substantially screen areas from view from any street or residential district.
13. The project is proposing a driveway entrance off North Street (County Road 30).
14. The project is serviced by existing public water off North Street (Canandaigua-Consolidated Water District).

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR GERMAN BROTHERS INDUSTRIAL PARK, LLC
BOAT STORAGE – 0000 NORTH STREET (COUNTY ROAD 30)
CPN 118-15 - TM# 70.00-1-69.110 - INDUSTRIAL (I) ZONING DISTRICT
SPECIAL USE PERMIT – §220-35 & §220-43
COMMERCIAL OUTDOOR STORAGE OF BOATS AND BOAT ACCESSORIES
SINGLE-STAGE SITE PLAN APPROVAL

15. The project is serviced by existing public sanitary sewer off North Street (Canandaigua Lake County Sewer District).
16. The project includes (6) 11,400 sq.ft. boat storage buildings with a single access drive to each building.
17. The project also includes (1) 8,000 sq.ft. office & boat repair building with eight parking spaces.
18. Landscaping Calculations for proposed project:
 - Lot Size: 41.559 acres (1,940,990 sq ft)
 - 30% required green space = 12.5 acres (543,093 sq ft)
 - 1,250 sq ft = **434 canopy shade trees are required**
 - 250 sq ft = **2,172 deciduous shrub / evergreens are required**
19. The project proposes 33 canopy trees within the development area with approximately 32 acres remaining undevelopment as open space.
20. This application was referred to the following agencies for review and comment:
 - John Berry, Canandaigua lake County Sewer District
 - William Wright, Ontario County DPW
 - Dave Degear, Canandaigua-Farmington Water District Superintendent
 - Town Environmental Conservation Board
 - Jim Fletcher, Town of Canandaigua Highway Superintendent
 - MRB Group, Town Engineer
 - Ontario County Planning Board
 - Ontario County Ag Review Board
 - Geoff Brennessel, NYSEG
 - Wayne Dunton, RG&E
 - Mark Marentette, Chief of the Canandaigua City Fire Department
 - Carleen Pierce, Canandaigua City School District
 - Neighboring Municipality: City of Canandaigua, Ontario County IDA, and Canandaigua Airport.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR GERMAN BROTHERS INDUSTRIAL PARK, LLC
BOAT STORAGE – 0000 NORTH STREET (COUNTY ROAD 30)
CPN 118-15 - TM# 70.00-1-69.110 - INDUSTRIAL (I) ZONING DISTRICT
SPECIAL USE PERMIT – §220-35 & §220-43
COMMERCIAL OUTDOOR STORAGE OF BOATS AND BOAT ACCESSORIES
SINGLE-STAGE SITE PLAN APPROVAL

21. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received.
22. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
23. A comment letter dated January 15, 2016 was received from the Town Engineer.
24. Comments were received from the Town Highway and Water Superintendent.
25. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
26. A separate signage application for all proposed ground and building signage is required to be provided to the Town Development Office.
- 27.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
TDK ENGINEERING ASSOCIATES FOR WENDY DWORKIN
SHORELINE STABILIZATION
3590 OTETIANA POINT
CPN-112-15 TM# 98.19-1-11.000
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 a shoreline stabilization wall system and replacement of an existing deck located at 3590 Otetiana Point within the RLD zoning district, a detailed on plans stamped received December 16, 2015 and all other relevant information submitted as of January 26, 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 _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
TDK ENGINEERING ASSOCIATES FOR WENDY DWORKIN
SHORELINE STABILIZATION
3590 OTETIANA POINT
CPN-112-15 TM# 98.19-1-11.000
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 a shoreline stabilization wall system and replacement of an existing deck located at 3590 Otetiana Point within the RLD zoning district, a detailed on plans stamped received December 16, 2015 and all other relevant information submitted as of January 26, 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 comments were provided dated January 8, 2016; 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 January 14, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
4. An approval from NYS Department of Conservation (NYSDEC) and Army Corps of Engineers (ACOE) will be required to determine if a Protection of Waters Permit is required for excavating or placing fill in navigable waters of Canandaigua Lake. An approval is to be provided to the Town of Canandaigua Development Office prior to the issuance of a building permit.
- 5.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
TDK ENGINEERING ASSOCIATES FOR WENDY DWORKIN
SHORELINE STABLIZATION
3590 OTETIANA POINT
CPN-112-15 TM# 98.19-1-11.000
ONE-STAGE SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyer -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
TDK ENGINEERING ASSOCIATES FOR WENDY DWORKIN
SHORELINE STABILIZATION
3590 OTETIANA POINT
CPN-112-15 TM# 98.19-1-11.000
ONE-STAGE SITE PLAN APPROVAL

1. The Town of Canandaigua Planning Board received an application for One-Stage Site Plan Approval for a shoreline stabilization wall system and replacement of an existing deck.
2. The project is located at 3590 Otetiana Point within the RLD zoning district, a detailed on plans stamped received December 16, 2015 and all other relevant information submitted as of January 26, 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. No other development is proposed.
6. This application was referred to the following agencies for review and comment:
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway Superintendent
 - Greg Hotaling, P.E., Town Engineer, MRB Group, P.C.
 - Ontario County Planning Board
 - Mark Marentette, Chief, Canandaigua City Fire Department
 - Carleen Pierce, Canandaigua City School District
7. In addition, to the above-referenced referrals, coordination with the NYS Department of Conservation (NYSDEC) and Army Corps of Engineers (ACOE) will be required. A Protection of Waters Permit may be required for excavating or placing fill in navigable waters of Canandaigua Lake.
8. A referral to the Ontario County Planning Board (OCPB) was completed and reviewed at the January 13, 2015 meeting.
9. Ontario County Planning classified this application as a Class 1 and provided comments.
10. Comments were received from the Canandaigua Lake Watershed Manager and forwarded to the Planning Board for consideration.
11. Comments dated January 14, 2016 were received from the Town Engineer.
12. The Planning Board has reviewed these comments and has considered them as part of their review of the application.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIMBERLY BEDLEMAN REPRESENTING 2418 ROUTE 332 LLC
"GRAYCE CHAPMAN SALON" - CANANDAIGUA VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 105-15 TM# 56.00-2.22.210
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SEQR RESOLUTION- TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for commercial speech sign (building mounted sign) in the CC zoning district (Grayce Chapman Salon) located at 2375 NYS Route 332; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referrals #010-2016; 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, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIMBERLY BEDLEMAN REPRESENTING 2418 ROUTE 332 LLC
"GRAYCE CHAPMAN SALON" – CANANDAIGUA VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 105-15 TM# 56.00-2.22.210
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for commercial speech sign (building mounted sign) in the CC zoning district (Grayce Chapman Salon) located at 2375 NYS Route 332; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referrals #010-2016; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, on January 26, 2016, in compliance with NYS Town Law, the Planning Board held a public hearing on the current Special Use Permit application and completed a formal review of the application; and

WHEREAS, the Planning Board does hereby determine the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35, §220- 83, and §220-62.1 of the Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested Special Use Permit with the following conditions:

1. The special use permit shall remain in effect for the current and future owners and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code § 220-35 and §220-62.1.
2. In compliance with Town Code §220-35 and §220-61 the Town Zoning Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. This specially permitted use if not begun, by way of start of operations or physical development of the site, within one year of the Planning Board vote to approve the special use permit, shall expire unless renewed by the Planning Board.
4. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer and/or Zoning Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
5. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIMBERLY BEDLEMAN REPRESENTING 2418 ROUTE 332 LLC
"GRAYCE CHAPMAN SALON" – CANANDAIGUA VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 105-15 TM# 56.00-2.22.210
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

6. The proposed building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-62.1 and shall be submitted to the Town Development Office for approval.
- 7.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIMBERLY BEDLEMAN REPRESENTING 2418 ROUTE 332 LLC
“GRAYCE CHAPMAN SALON” – CANANDAIGUA VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 105-15 TM# 56.00-2.22.210
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for commercial speech sign (building mounted sign) in the CC zoning district (Grayce Chapman Salon) located at 2375 NYS Route 332; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, on January 26, 2016, in compliance with NYS Town Law, the Planning Board held a public hearing on the current Special Use Permit application and completed a formal review of the application; and

WHEREAS, the Planning Board approved the request for a Special Use Permit and determined the Special Use Permit was consistent with the provisions of Chapter 220-35 and §220- 83, and §220-62.1 of the Town Code; 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.
2. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
3. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
4. The proposed building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-62.1 and shall be submitted to the Town Development Office for approval.
- 5.
- 6.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KIMBERLY BEDLEMAN REPRESENTING 2418 ROUTE 332 LLC
"GRAYCE CHAPMAN SALON" – CANANDAIGUA VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 105-15 TM# 56.00-2.22.210
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oylar -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
KIMBERLY BEDLEMAN REPRESENTING 2418 ROUTE 332 LLC
“GRAYCE CHAPMAN SALON” – CANANDAIGUA VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 105-15 TM# 56.00-2.22.210
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

1. On January 26, 2016 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
2. 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.
3. 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.
4. The applicant has submitted an application for Special Use Permit approval for a commercial speech sign (building mounted only) located at 2375 NYS Route 332 (Vision Commons) in a CC Zoning District.
5. A 24” x 96” Aluminum, LED cabinet sign is proposed.
6. No additional site improvements are proposed.
7. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of Chapter §220-35 and §220-62.1 of the Town Code.
8. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
9. This application was referred to the following agencies for review and comment:
 - Ontario County Planning Board
10. A referral to the Ontario County Planning Board (OCPB) was required.
11. The OCPB made no formal recommendation to deny or approve this application as it is for a sign that complies with local limits on size and number.
12. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
13. A Town of Canandaigua Waiver Request from a professional prepared site plan pursuant to Town Code §220-65 (L) was completed and provided to the Planning Board.
14. The Planning Board granted the waiver from a professional prepared site plan.
15. The building sign will only be illuminated during hours of operation.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
KIMBERLY BEDLEMAN REPRESENTING 2418 ROUTE 332 LLC
"GRAYCE CHAPMAN SALON" – CANANDAIGUA VISION COMMONS
2375 NYS ROUTE 332 – CC ZONING DISTRICT
CPN 105-15 TM# 56.00-2.22.210
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

16. The Planning Board reviewed the proposed application in accordance with the requirements of §220-62.1 Special Use Permit for a Commercial Speech Sign in the CC Community Commercial District and the following standards are met:

- Prior to granting Special Use Permit Approval, the Town Planning Board must make a finding that the proposed sign is in compliance with the standards set forth in § 220-83.
- The specific location of the proposed sign must be shown on a Site Plan approved by the Planning Board.
- Prior to granting Special Use Permit Approval, the Planning Board must make a finding that the proposed signage will not compromise the aesthetic appearance of the surrounding neighborhood.
- Prior to granting Special Use Permit Approval, the Town Planning Board must make a finding that the proposed signage will not significantly increase the magnitude of hazards to motorists and pedestrians caused by sign distractions.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
F&B ENTERPRISES, LLC REPRESENTING GARY & BONNIE ROSS (ZOCOR, LLC)
3179 STATE ROUTE 21 – SCR-1 ZONING DISTRICT
CPN 107-15 TM# 97.02-1-44.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)
SEQR RESOLUTION- TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for Tourist Home (Bed-and-Breakfast) in the SCR-1 zoning district located at 3179 State Route 21; and

WHEREAS, this application was not required to be forwarded to Ontario County Planning Board as it on the Exemption List #6; 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, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
F&B ENTERPRISES, LLC REPRESENTING GARY & BONNIE ROSS (ZOCOR, LLC)
3179 STATE ROUTE 21 – SCR-1 ZONING DISTRICT
CPN 107-15 TM# 97.02-1-44.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for Tourist Home (Bed-and-Breakfast) in the SCR-1 zoning district located at 3179 State Route 21; and

WHEREAS, this application was not required to be forwarded to Ontario County Planning Board as it on the Exemption List #6; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, on January 26, 2016 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board does hereby determine the proposed Special Use Permit to be consistent with the provisions of Chapter § 220-35 and § 220-61 of the Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested Special Use Permit with the following conditions:

1. The special use permit shall remain in effect for the current and future owners and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code § 220-35 and § 220-61.
2. In compliance with Town Code §220-35 and §220-61 the Town Zoning Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
4. In the event of any complaints about the proposed Special Use Permit operations being filed with the Code Enforcement Officer and failure to take corrective action by the applicant shall be brought to the attention of the Planning Board.
5. This specially permitted use if not begun, by way of start of operations or physical development of the site, within one year of the Planning Board vote to approve the special use permit, shall expire unless renewed by the Planning Board.
6. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
7. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
F&B ENTERPRISES, LLC REPRESENTING GARY & BONNIE ROSS (ZOCOR, LLC)
3179 STATE ROUTE 21 – SCR-1 ZONING DISTRICT
CPN 107-15 TM# 97.02-1-44.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)

8. A separate approval by the Planning Board is required for proposed building and ground signage.
9. Prior to the issuance of the Special Use Permit the existing wastewater treatment system is to be reviewed and approved by the Canandaigua Lake Watershed Inspector and a compliance letter forwarded to the Town of Canandaigua Development Office.
- 10.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

L. S.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
F&B ENTERPRISES, LLC REPRESENTING GARY & BONNIE ROSS (ZOCOR, LLC)
3179 STATE ROUTE 21 – SCR-1 ZONING DISTRICT
CPN 107-15 TM# 97.02-1-44.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)
SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for Tourist Home (Bed-and-Breakfast) in the SCR-1 zoning district located at 3179 State Route 21; and

WHEREAS, this application was not required to be forwarded to Ontario County Planning Board as it on the Exemption List #6; and

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

WHEREAS, on January 26, 2016, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board approved the request for a Special Use Permit and determined the Special Use Permit was consistent with the provisions of Chapter 220-35 and §220-61 of the Town Code; 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.
2. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
3. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
4. All building and ground signage will require separate approval by the Planning Board.
5. All site lighting is to comply with the Town's lighting standards set forth in §220-77.
6. Prior to the issuance of the Special Use Permit the existing wastewater treatment system is to be reviewed and approved by the Canandaigua Lake Watershed Inspector and a compliance letter forwarded to the Town of Canandaigua Development Office.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
F&B ENTERPRISES, LLC REPRESENTING GARY & BONNIE ROSS (ZOCOR, LLC)
3179 STATE ROUTE 21 – SCR-1 ZONING DISTRICT
CPN 107-15 TM# 97.02-1-44.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)
SITE PLAN APPROVAL

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
F&B ENTERPRISES, LLC REPRESENTING GARY & BONNIE ROSS (ZOCOR, LLC)
3179 STATE ROUTE 21 – SCR-1 ZONING DISTRICT
CPN 107-15 TM# 97.02-1-44.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED-AND-BREAKFAST)
SITE PLAN APPROVAL

1. In January 26, 2016 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
2. 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.
3. 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.
4. The applicant has submitted an application for Special Use Permit approval for a Tourist Home to operate a Bed-and-Breakfast in the SCR-1 zoning district located at 3179 State Route 21.
5. No additional site improvements including exterior changes or lighting are proposed.
6. No additional parking spaces will be required as all parking required for this operation will be contained within the driveway for the dwelling.
7. The dwelling proposed for occupancy as a tourist home shall contain at least 3 lodging rooms but no more than 5 lodging rooms for rent and shall not violate provisions of the New York State Fire as per §220-61
8. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35 and §220-61 of the Town Code.
9. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
10. There are no variances requested.
11. A referral to the Ontario County Planning Board (OCPB) was not required.
12. A Town of Canandaigua Waiver Request from a professional prepared site plan pursuant to Town Code §220-65 (L) was completed and provided to the Planning Board.
13. The Planning Board granted the waiver from a professional prepared site plan.
14. All site lighting shall comply with the Town's lighting standards set forth in §220-77.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DIEDRE & JAMES DYE – 1984 DEROSE MOBILE HOME
3465 NYS ROUTE 364 - R-1-20 ZONING DISTRICT
CPN 111-15 TM# 98.15-1-78.000
TEMPORARY USES - SPECIAL USE PERMIT APPROVAL
§220-35, §220-42 and §220-59
MAJOR HOME OCCUPATION – THERAPEUTIC MASSAGE STUDIO
SEQR RESOLUTION- TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Temporary Special Use Permit in compliance with §220-35, §220-42 and §220-59 for a Major Home Occupation in residential area to operate a home-based Therapeutic Massage Studio in the R-1-20 zoning district located at 3465 NYS Route 364; and

WHEREAS, this application was not required to be forwarded to Ontario County Planning Board as it on the Exemption List #6; 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, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DIEDRE & JAMES DYE – 1984 DEROSE MOBILE HOME
3465 NYS ROUTE 364 - R-1-20 ZONING DISTRICT
CPN 111-15 TM# 98.15-1-78.000
TEMPORARY USES - SPECIAL USE PERMIT APPROVAL
§220-35, §220-42 and §220-59
MAJOR HOME OCCUPATION – THERAPEUTIC MASSAGE STUDIO

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Temporary Use Special Use Permit in compliance with §220-35, §220-42 and §220-59 for a Major Home Occupation in residential area to operate a home-based Therapeutic Massage Studio in the R-1-20 zoning district located at 3465 NYS Route 364 until such time a new place of operation can be secured; and

WHEREAS, a Temporary Use is a permitted special use in the R-1-20 zoning district per the Zoning Determination prepared by the Code Enforcement Officer dated December 17, 2015; and

WHEREAS, this application was not required to be forwarded to Ontario County Planning Board as it on the Exemption List #6; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, on January 26, 2016, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board does hereby determine the proposed Temporary Use Special Use Permit to be consistent with the provisions of Chapter §220-35, §220-42, and §220-59 of the Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested special use permit with the following conditions:

1. The Temporary Use Special Use Permit to conduct a major home occupation out of the existing residence shall remain in effect for a period not to exceed one year provided the use remains in compliance with the conditions of approval and Town Code §220-35, §220-42, and §220-59.
2. In compliance with Town Code §220-35 and §220-59 the Town Zoning Officer shall make an on-site visit at least once over the course of the year, or as may be necessary to insure that the Temporary Use Special Use Permit is being operated in accordance with the conditions specified by the Planning Board.
3. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
4. In the event of any complaints about the proposed Temporary Use Special Use Permit operations being filed with the Code Enforcement Officer and failure to take corrective action by the applicant shall be brought to the attention of the Planning Board.
5. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Temporary Use Special Use Permit.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DIEDRE & JAMES DYE – 1984 DEROSE MOBILE HOME
3465 NYS ROUTE 364 - R-1-20 ZONING DISTRICT
CPN 111-15 TM# 98.15-1-78.000
TEMPORARY USES - SPECIAL USE PERMIT APPROVAL
§220-35, §220-42 and §220-59
MAJOR HOME OCCUPATION – THERAPEUTIC MASSAGE STUDIO

6. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
7. A separate approval by the Planning Board is required for all signage.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

L. S.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DIEDRE & JAMES DYE – 1984 DEROSE MOBILE HOME
3465 NYS ROUTE 364 - R-1-20 ZONING DISTRICT
CPN 111-15 TM# 98.15-1-78.000
TEMPORARY USES - SPECIAL USE PERMIT APPROVAL
§220-35, §220-42 and §220-59
MAJOR HOME OCCUPATION – THERAPEUTIC MASSAGE STUDIO
SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Temporary Use Special Use Permit in compliance with §220-35, §220-42 and §220-59 for a Major Home Occupation in residential area to operate a home-based Therapeutic Massage Studio in the R-1-20 zoning district located at 3465 NYS Route 364 until such time a new place of operation can be secured; and

WHEREAS, a Temporary Use is a permitted special use in the R-1-20 zoning district per the Zoning Determination prepared by the Code Enforcement Officer dated December 17, 2015; and

WHEREAS, this application was not required to be forwarded to Ontario County Planning Board as it on the Exemption List #6; and

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

WHEREAS, on January 26, 2016, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board does hereby determine the proposed Temporary Use Special Use Permit to be consistent with the provisions of Chapter §220-35, §220-42, and §220-59 of the Town Code; 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 Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
2. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
3. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.
4. The Temporary Use Special Use Permit to conduct a major home occupation out of the existing residence shall remain in effect for a period not to exceed one year provided the use remains in compliance with the conditions of approval and Town Code §220-35, §220-42, and §220-59.
5. A separate approval by the Planning Board is required for all signage.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DIEDRE & JAMES DYE – 1984 DEROSE MOBILE HOME
3465 NYS ROUTE 364 - R-1-20 ZONING DISTRICT
CPN 111-15 TM# 98.15-1-78.000
TEMPORARY USES - SPECIAL USE PERMIT APPROVAL
§220-35, §220-42 and §220-59
MAJOR HOME OCCUPATION – THERAPEUTIC MASSAGE STUDIO
SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
DIEDRE & JAMES DYE – 1984 DEROSE MOBILE HOME
3465 NYS ROUTE 364 - R-1-20 ZONING DISTRICT
CPN 111-15 TM# 98.15-1-78.000
TEMPORARY USES - SPECIAL USE PERMIT APPROVAL
§220-35, §220-42 and §220-59
MAJOR HOME OCCUPATION – THERAPEUTIC MASSAGE STUDIO
SITE PLAN APPROVAL

1. In January 26, 2016 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
2. 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.
3. 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.
4. The applicant has submitted an application for Temporary Use Special Use Permit approval for Major Home Occupation in residential area to operate a home-based Therapeutic Massage Studio in the R-1-20 zoning district located at 3465 NYS Route 364 until such time a new place of operation can be secured.
5. No additional site improvements including exterior changes or lighting are proposed.
6. A permanent “Major Home Occupation” special use permit is not permitted in the R-1-20 zoning district.
7. A Zoning Law Determination dated December 17, 2015 was prepared by the Town of Canandaigua Code Enforcement Officer determined that a Temporary Use is a permitted special use in the R-1-20 zoning district.
8. The applicant proposes to conduct a business at the existing residence until such time a new place of operation can be secured.
9. The Planning Board has determined the proposed Temporary Use Special Use Permit to consistent with the provisions of §220-35, §220-42, and §220-59 of the Town Code.
10. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Temporary Use Special Use Permit is permitted.
11. All business conducted by appointment only, no walk-in allowed.
12. Office hours are from 2:00p.m. to 6:30 p.m., Monday through Friday.
13. This application was not referred to anyone for review and comment:
14. A referral to the Ontario County Planning Board (OCPB) was not required.
15. A Town of Canandaigua Waiver Request from a professional prepared site plan pursuant to Town Code §220-65 (L) was completed dated December 8, 2015 and provided to the Planning Board.
16. The Planning Board granted the waiver from a professional prepared site plan.
17. The Temporary Use Special Use Permit to conduct a major home occupation out of the existing residence shall remain in effect for a period not to exceed one year provided the use remains in compliance with the conditions of approval and Town Code §220-35, §220-42, and §220-59.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DANIEL LONG FOR SARAH TUTTLE
0000 NYS ROUTE 21
CPN 116-15 TM# 112.01-1-11.100
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 One-Stage Site Plan approval for the construction of a new two-story single-family dwelling, access driveway and associated site improvements at 0000 NYS Route 21 (TM #112.01-1-11.100) within the SCR-1 zoning district and detailed on the site plans dated December 11, 2015 and all other relevant information submitted as of January 26, 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 _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DANIEL LONG FOR SARAH TUTTLE
0000 NYS ROUTE 21
CPN 116-15 TM# 112.01-1-11.100
ONE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering One-Stage Site Plan approval for the construction of a new two-story single-family dwelling, access driveway and associated site improvements at 0000 NYS Route 21 (TM #112.01-1-11.100) within the SCR-1 zoning district and detailed on the site plans dated December 11, 2015 and all other relevant information submitted as of January 26, 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, 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. An approval from Canandaigua Watershed and NYSDOH regarding their review of the proposed septic system and leach field is to be provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman signature being affixed to the site plans.
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 accepted by the Town Board prior to the issuance of any permits.
4. The proposed water service is to be located in a separate trench then the proposed electric service. Revised plans are to be provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman signature being affixed to the site plans.
5. The applicant shall provide an elevation of all (4) sides of the residential structure, including the attached garage detailing the finished grade and peak height of the roof, for use in determination of compliance with maximum dwelling height of 35 ft. The peak height of the roof shall not exceed 35 feet finish grade.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DANIEL LONG FOR SARAH TUTTLE
0000 NYS ROUTE 21
CPN 116-15 TM# 112.01-1-11.100
ONE-STAGE SITE PLAN APPROVAL

6. The applicant shall revise the plans by labeling the water service with the required materials and sizes. Also the Town of Canandaigua water connection and service details are to be added to the plans.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
DANIEL LONG FOR SARAH TUTTLE
0000 NYS ROUTE 21
CPN 116-15 TM# 112.01-1-11.100
ONE-STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for One-Stage Site Plan approval for the construction of a new two-story single-family dwelling, access driveway and associated site improvements at 0000 NYS Route 21 (TM #112.01-1-11.100) within the SCR-1 zoning district.
2. The above referenced information is based on the Site Plans titled Tuttle House dated December 11, 2015 prepared by Architect Daniel Long all other relevant information submitted as of January 26, 2016.
3. A Site Plan and Erosion Control Plan was received by the Town of Canandaigua Development Office stamped received December 21, 2015.
4. 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.
5. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
6. A zoning determination was completed dated December 10, 2015 with the following determination:
 - A single-family dwelling is a permitted principal use in the SCR-1 zoning district.
7. No area variances were required for this application.
8. This application was referred to the following agencies and Staff for review and comment:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Program Manager
 - John Berry, Canandaigua Lake County Sewer District
 - William Wright, Ontario County DPW
 - Greg Trost, New York State Department of Transportation
 - Town Environmental Conservation Board
 - James Fletcher, Highway & Water Superintendent
 - Greg Hotaling, P.E., MRB Group, P.C.
 - Ontario County Agricultural Review Board
 - Michael Miller, Chief, Cheshire Fire Dept.
 - Carleen Pierce, Canandaigua City School District
 - Nancy Kellogg, Ontario County 911 Center
9. Comments were received from New York State Department of Transportation in an email dated January 11, 2016.
10. The Planning Review Committee (PRC) provided comments dated December 15, 2015 to the Applicant.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
DANIEL LONG FOR SARAH TUTTLE
0000 NYS ROUTE 21
CPN 116-15 TM# 112.01-1-11.100
ONE-STAGE SITE PLAN APPROVAL

11. Comments were not provided by Canandaigua Lake County Sewer District, Ontario County DPW, Conservation Board, Highway & Water Superintendent, Agricultural Review Board, Cheshire Fire Dept., Canandaigua City School District, Ontario County 911 Center or from the Canandaigua Lake Watershed Program Manager.
12. The Planning Board discussed the need for an approval from the Canandaigua Lake Watershed Inspector and NYSDOH regarding the proposed septic system and leach field area and the proposed improvements.
13. The Town Engineer provided comments dated January 14, 2016.
14. Ontario County Planning Board made no formal recommendation to deny or approve this application as it involves one single-family residential site.
15. The Planning Board has reviewed and considered all comments offered.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MELISSA BUCHANAN FOR MARK CASE
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SEQR RESOLUTION- TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for commercial speech sign (building mounted sign) in the CC zoning district located at 2465-2485 NYS Route 332; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referral #11-2016; 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, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MELISSA BUCHANAN FOR MARK CASE
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for commercial speech sign (building mounted sign) in the CC zoning district located at 2465-2485 NYS Route 332; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referral #11-2016, which classified the application as a Class 1; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, the Planning Board does hereby determine the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35, §220- 83, and §220-62.1 of the Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested special use permit with the following conditions:

1. The special use permit shall remain in effect for the current and future owners and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code § 220-35 and §220-62.1.
2. In compliance with Town Code §220-35 and §220-61 the Town Zoning Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. This specially permitted use if not begun, by way of start of operations or physical development of the site, within one year of the Planning Board vote to approve the special use permit, shall expire unless renewed by the Planning Board.
4. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer and/or Zoning Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
5. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
6. The proposed building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-62.1 and shall be submitted to the Town Development Office for approval.
7. A separate approval by the Town of Canandaigua Zoning Board of Appeals and Town of Canandaigua Planning Board will be required for any additional signage.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MELISSA BUCHANAN FOR MARK CASE
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MELISSA BUCHANAN FOR MARK CASE
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for commercial speech sign (building mounted sign) in the CC zoning district located at 2465-2485 NYS Route 332; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, the Planning Board did review the comments provided by Ontario County Planning Board regarding referral #11-2016, which classified the application as a Class 1; and

WHEREAS, the Planning Board approved the request for a Special Use Permit and determined the Special Use Permit was consistent with the provisions of Chapter 220-35, §220- 83, and §220-62.1 of the Town Code; 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 Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
2. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
3. The proposed building signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-62.1 and shall be submitted to the Town Development Office for approval.
4. A separate approval by the Town of Canandaigua Zoning Board of Appeals and Town of Canandaigua Planning Board will be required for any additional signage.
5. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.
- 6.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MELISSA BUCHANAN FOR MARK CASE
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MELISSA BUCHANAN FOR MARK CASE
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

1. On January 26, 2016 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
2. 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.
3. 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.
4. The applicant has submitted an application for Special Use Permit approval for a commercial speech sign (building mounted only) located at 2465-2485 NYS Route 332 in a CC Zoning District.
5. No additional site improvements are proposed.
6. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of Chapter §220-35 and §220-62.1 of the Town Code.
7. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
8. A referral to the Ontario County Planning Board (OCPB) was required.
9. The Planning Board did review the Ontario County Planning Board's comments regarding referral #11-2106 with a recommendation of approval.
10. A Town of Canandaigua Waiver Request from a professional prepared site plan pursuant to Town Code §220-65 (L) was completed and provided to the Planning Board.
11. The Planning Board granted the waiver from a professional prepared site plan.
12. A separate approval by the Town of Canandaigua Planning Board will be required for any additional signage.
13. The building sign will only be illuminated during hours of operation and will be on a timer.
14. The Planning Board reviewed the proposed application in accordance with the requirements of §220-62.1 Special Use Permit for a Commercial Speech Sign in the CC Community Commercial District and the following standards are met:
 - Prior to granting Special Use Permit Approval, the Town Planning Board must make a finding that the proposed sign is in compliance with the standards set forth in § 220-83.
 - The specific location of the proposed sign must be shown on a Site Plan approved by the Planning Board.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
MELISSA BUCHANAN FOR MARK CASE
2465-2485 NYS ROUTE 332
CPN 109-15 TM# 70.11-1-24.000
SPECIAL USE PERMIT APPROVAL – §220-35 & §220-62.1
COMMERCIAL SPEECH SIGN (BUILDING SIGN)
SITE PLAN APPROVAL

- Prior to granting Special Use Permit Approval, the Planning Board must make a finding that the proposed signage will not compromise the aesthetic appearance of the surrounding neighborhood.
- Prior to granting Special Use Permit Approval, the Town Planning Board must make a finding that the proposed signage will not significantly increase the magnitude of hazards to motorists and pedestrians caused by sign distractions.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING FOR EDWARD AND PATRICIA BREWER
4727 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN-114,115-15 TM# 140.11-1-30.000
ONE-STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a One-Stage Site Plan Approval for the demolition and rebuild of a single-family dwelling and a garage located at 4727 County Road 16 within the RLD zoning district, detailed plans stamped received December 18, 2015 and all other relevant information submitted as of January 26, 2016 (the current application); and

WHEREAS, the Zoning Board of Appeals at their January 19, 2016 meeting continued this application to their February 16, 2016 meeting; and

WHEREAS, the Planning Board cannot act on this application until the requested area variance(s) has been approved by the ZBA or revised site plans eliminating the need for an area variance(s) are provided; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application and continue it to their Tuesday, February 23, 2016 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MEAGHER ENGINEERING FOR SANDY KOLUPSKI
GARAGE ADDITION
3478 SANDY BEACH DRIVE – RLD ZONING DISTRICT
CPN-102-15; 108-15 TM# 98.15-1-60.000
ONE-STAGE SITE PLAN APPROVAL - CONTINUATION

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 26' x 11' addition to an existing detached garage located at 3478 Sandy Beach Drive within the RLD zoning district and detailed on site plans stamped November 19, 2015 and all other relevant information submitted as of January 26, 2016 (the current application), and

WHEREAS, the Zoning Board of Appeals at their January 19, 2016 meeting continued this application to their February 16, 2016 meeting; and

WHEREAS, the Planning Board cannot act on this application until the requested area variance(s) has been approved by the ZBA or revised site plans eliminating the need for an area variance(s) are provided; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application and continue it to their Tuesday, **February 23, 2016** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, January 26, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
Ryan Staychock -
Thomas Schwartz -

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 January 26, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

