

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, October 13, 2015, 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

CPN-025-15 Core Allstars, representing Bulldog Management, owner of property at 5310 North Street, TM#70.00-1-58.210, re-instatement of a suspended special use permit for failure to obtain a building permit prior to construction.

SKETCH PLANS: *None at this time*

CONTINUED PUBLIC HEARINGS: *None at this time*

NEW PUBLIC HEARINGS: *None at this time*

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*

CONTINUED FINAL (PHASED) / ONE-STAGE SITE PLANS:

CPN-033-14 Daryl Rossi, owner of property at 2798 County Road 10, TM#71.00-1-26.200, is requesting one stage site plan approval to re-zone a parcel.

CPN-023-15 Sarah Genecco, owner of property at 1880 NYS Route 332, TM#55.02-1-7.100, is requesting one stage site plan approval for a commercial addition and site modifications in the CC zoning district.

CPN-063-15 Phil Green, representing Robert & Cathy Jacobson, owners of property at 5271 Menteth Drive, TM#140.11-1-22.000, are requesting site plan approval to place rip rap shoreline in the RLD zoning district.

NEW FINAL (PHASED) / ONE-STAGE SITE PLANS:

None at this time

BOARD BUSINESS

- ☐ Approval of September 22, 2015 meeting minutes
- ☐ Referrals to Town Board:
- ☐ Recommendations to Zoning Board of Appeals:
- ☐ Recommendations to the Code Enforcement Officer: *None at this time*
- ☐ Resubdivision / Annexations: *None at this time*
- ☐ Letter of Credit/Bond Releases:
- ☐ Comprehensive Plan – General Discussion
- ☐ Other Business as Required:
 - Centerpointe Site Plan and Landscaping Plan revisions
 - DePaul Trolley Station – amended site plan (solar panel arrays)
 - Comfort Care Home – revised landscape / driveway plan
 - Lakewood Meadows Section 8B – revised landscape plan
 - Referrals – Town Code amendments: Chapter 220-37(M), Chapters 170 & 172
 - Update: Padelford Brook Greenway

STAFF REPORTS

UPCOMING APPLICATIONS

OCTOBER 27, 2015 MEETING:

- CPN-027-15 RSM West Lake Road LLC, owner of property at 3950 County Road 16, TM#112.00-1-24.100, is requesting final subdivision approval for a 16-lot subdivision in the RLD/SCR-1 zoning districts.
- 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.
- CPN-070-15 Jennifer Kestler, representing 2418 State Route 332 LLC, owner of property at 2375 NYS Route 332, TM#56.00-2-22.210, is requesting special use permit approval for a commercial speech sign in the CC zoning district.
- CPN-074-15 Marathon Engineering, representing Deborah McIlveen, owner of property at 3455 Middle Cheshire Road, TM#97.04-1-19.110, is requesting single stage subdivision and one stage site plan approval for a three-lot subdivision with the construction of a new dwelling in the R-1-30 zoning district.
- CPN-078-15 Kirk Wright, representing 2418 State Route 332 LLC, owner of property at 2409 NYS Route 332, TM#56.00-2-54.000, is requesting special use permit approval for a commercial speech sign in the CC zoning district.

ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DARYL ROSSI – 2798 COUNTY ROAD 10
CPN 033-14 TM# 71.00-1-26.200
SINGLE-STAGE SITE PLAN APPROVAL – CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a referral from the Town of Canandaigua Town Board requesting site plan review regarding the rezoning of a 1.4-acre parcel from Industrial (I) to Mixed Use Overlay 3 (MUO-3) located at 2798 County Road 10; and

WHEREAS, the Planning Board is considering a Single-Stage Site Plan approval to convert an existing vacant building (building #3) located on 2798 County Road 10 into a Nano-Brewery making no modifications to the footprint of the existing building and proposing only minor landscaping improvements around the existing deck; and

WHEREAS, the Planning Board cannot take action until the requested information including the submittal of an updated site plan depicting the redesigned septic system and proposed leach field locations, and confirmation of the title transfer are provided; and

WHEREAS, the application is subject to a review from the Ontario County Planning Board as it is located on a County Road; and

WHEREAS, the Planning Board cannot take action until the results from the Ontario County Planning Board meeting regarding their review of this application are provided; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the public hearing and table the application to their Tuesday, _____ Planning Board Meeting to provide the applicant enough time to address the Town and Ontario County's concerns.

BE IT FURTHER RESOLVED that the Planning Board does hereby request that if the applicant wishes to attend an early Planning Board meeting, then the applicant is to contact the Town of Canandaigua Development Office no later than twenty (20) days prior the requested Planning Board meeting date.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 13, 2015. 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 October 13, 2015 meeting.

John Robortella, Secretary of the Board L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
SARAH GENECO – COMMERICAL ADDITION & SITE MODIFICATIONS
1880 NYS ROUTE 332
CPN 023-15 TM# 55.02-1-7.100
SINGLE-STAGE SITE PLAN - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the demolition of the existing buildings and frame structures, and the construction of a 20,000 square foot commercial building including 187 parking spaces, utility and lighting improvements, and stormwater mitigation on a 7.488 acre site located at 1880 NYS Route 332 in the CC District and as described on the site plans dated September 18, 2015 and all other relevant information submitted as of October 13, 2015 (the current application), and

WHEREAS, the revised site plans have been forwarded to outside agencies for review and comment; and

WHEREAS, the revised site plans are scheduled to appear before the Planning Board at the October 27, 2015 meeting for review; and

WHEREAS, the Planning Board cannot make the findings required by §220-71(B) that the proposal clearly and accurately describes the existing conditions as well as the proposed development of same; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the application to their Tuesday, October 27, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 13, 2015. 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 October 13, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
WARDEN HILL INC. FOR ROBERT & CATHY JACOBSON
5271 MENTETH DRIVE
CPN-063-15 TM# 140.11-1-22.000
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 to place 55' of rip-rap along the Canandaigua Lake shoreline for stabilization located at 5271 Menteth Drive within the RLD, a detailed on plans stamped received August 21, 2015 and all other relevant information submitted as of October 13, 2015 (the current application), and

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) issued a comment letter dated August 28, 2015 to the applicant stating that the application was incomplete; and

WHEREAS, the Planning Board cannot act on this application until the requested information by the NYSDEC has been addressed and revised site plans provided; and

WHEREAS, the Planning Board cannot make the findings required by §220-71(B) that the proposal clearly and accurately describes the existing conditions as well as the proposed development of same; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application to their **Tuesday, _____, 2015** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 13, 2015. 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 October 13, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
APD ENGINEERING & ARCHITECTURE – COMFORT CARE HOME
REVISED DRIVEWAY LOCATION, GRADING AND EROSION CONTROL PLAN
CPN 095-13 & 100-13 – TM#97.02-1-36.000
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering an amended single-stage site plan approval for the relocation of the proposed driveway and installation of additional erosion and sediment control measures for the previously approved existing single-family dwelling that is being converted into a two-bedroom Comfort Care Home on a 5.05 acre site located at 5160 Parrish Street Extension as described in the Site Plans dated November 14, 2013, last revised September 25, 2015 and all other relevant information submitted as of October 13, 2015 (the current application), and

WHEREAS, the Planning Board completed the environmental record upon this application by making a Determination of Non-Significance in compliance with the implementing regulations of the State Environmental Quality Review (SEQR) as part of its previous approval, 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. A letter of approval for an onsite wastewater treatment system by George Barden, Canandaigua Lake Watershed Inspector, or from Canandaigua Lake County Sewer District for a connection to the existing public sanitary sewer system along Parrish Street Extension including an updated/ revised site plans depicting the proposed approved method is required to be provided prior to issuance of the Certificate of Occupancy.
2. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.
3. 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.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 13, 2015. 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 FINDINGS
APD ENGINEERING & ARCHITECTURE – COMFORT CARE HOME
REVISED DRIVEWAY LOCATION, GRADING AND EROSION CONTROL PLAN
CPN 095-13 & 100-13 – TM#97.02-1-36.000
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

Findings per the January 14, 2014 Planning Board Meeting

1. A Notice of Public Hearing was published January 8, 2014 for this application.
2. At the January 14, 2014 meeting the Planning Board 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 previously submitted site plans for single-stage site plan approval for the conversion of a existing single-family dwelling into a two-bedroom Public Use Comfort Care Home located in the SCR-1 Zoning District on a 5.05 acre site located at 5160 Parrish Street Extension as described in the Site Plans dated November 14, 2013.
5. The applicant proposed driveway improvements to accommodate nine (9) onsite parking spaces, building improvements including new entrances, a sidewalk and 780 ± sf porch.
6. The applicant proposed to use the existing services including public water service off of Parrish Street Extension and the existing onsite wastewater treatment system.
7. Pursuant to Chapter 111 of Town Code and NYS Town Law the Planning Board may choose to require set aside of parkland or payment of a fee in lieu thereof when reviewing plans for residential development.
8. The Planning Board determined that set aside of parkland or payment of a fee in lieu thereof will not be required as this application consists of an established property and an existing house.
9. The Planning Board determined the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35 of the Town Code.
10. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
11. The Planning Board discussed site lighting. All site lighting (existing and proposed) are to be compliant with the Town Code requirements.
12. The proposed project is in substantial compliance with the Zoning Law Determination dated December 4, 2013 regarding the proposed Comfort Care Home being classified as a Public Use.
13. There are no variances requested.
14. This application was referred to the following agencies for review and comment:
 - Jim Fletcher, Town of Canandaigua Highway Superintendent
 - Michael Miller, Chief of the Cheshire Volunteer Fire Department

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
APD ENGINEERING & ARCHITECTURE – COMFORT CARE HOME
REVISED DRIVEWAY LOCATION, GRADING AND EROSION CONTROL PLAN
CPN 095-13 & 100-13 – TM#97.02-1-36.000
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

- George Barden, Canandaigua Lake Watershed Inspector

15. A referral to the Ontario County Planning Board (OCPB) was required.
16. The Planning Board reviewed the Ontario County Planning Board's Referral # 171-2013 & 171.1-2013 dated December 2013 which stated that no significant county-wide or inter-municipal impacts were identified and classified it as a Class 1 with no comments.
17. An Agricultural Data Statement was prepared as the proposed application is occurs on a property within an agricultural district containing a farm operation or on a property with boundaries within 500 of a farm operation.
18. The proposed property is not located within an Agricultural District.
19. The existing onsite wastewater treatment system (OWTS) is required to be inspected and evaluated for continue use by Ontario County Soil & Water Conservation District, George Barden, Canandaigua Lake Watershed Inspector.
20. To date the existing onsite wastewater treatment system has not been inspected or evaluated for the proposed use by George Barden, Canandaigua Lake Watershed Inspector.
21. Existing public sanitary sewer connection is available along Parrish Street Extension and requires an approval from the Canandaigua Lake County Sewer District.
22. A letter dated November 26, 2013 was received from APD Engineering requesting this inspection and evaluation of the existing OWTS be performed when weather permits and that it be a condition of approval. It also mentions that Canandaigua Lake County Sewer District was contacted regarding the potential connection to existing public sewer along Parrish Street Extension and that the applicant could be approved as an out of district user.
23. It is the Planning Boards understanding that if the for any reason the onsite wastewater treatment system is not suitable for this use based on the inspection and evaluation performed by George Barden, that the applicant could connect to the existing public sewer system, if approved by Canandaigua Lake County Sewer District as an out of district user.
24. An e-mail dated December 4, 2013 was received by the Planning Board from George Barden outlining his concerns of the existing OWTS and gave a recommendation that all efforts should be made to connect to the existing public sewer system.
25. The Planning Board has noted that George Barden has yet to perform an inspection/evaluation of the OWTS.
26. The Planning Board received an e-mail dated January 13, 2014 from George Barden explaining that if the existing septic system is determined not to be acceptable and not approved for the use, that plenty of area is available for a new acceptable OWTS to be constructed.
27. The Planning Board received an e-mail dated January 13, 2014 from APD Engineering explaining that if the existing septic system is determined not to be acceptable and not

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
APD ENGINEERING & ARCHITECTURE – COMFORT CARE HOME
REVISED DRIVEWAY LOCATION, GRADING AND EROSION CONTROL PLAN
CPN 095-13 & 100-13 – TM#97.02-1-36.000
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

approved for the use, the applicant will pursue connection to the existing public sewer located along Parrish Street Extension.

2015 Amended Site Plans

28. An amended site plans dated November 14, 2013, last revised September 25, 2015 were provided to the Planning Board for review and approval of a relocated driveway, revised grading and the installation of additional erosion and sediment control measures.
29. Due to the steep slopes, the existing driveway is being relocated and is now “S” shaped and maintains its existing connection off Parrish Street Extension as previously approved.
30. The grading has been revised to accommodate the relocated driveway.
31. Additional erosion and sediment control measures have been added to the plans.
32. An email dated September 25, 2015 from the Town Code Enforcement Officer approving the proposed erosion and sediment control modifications was received.
33. No other improvements are proposed.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LAKEWOOD MEADOWS SUBDIVISION, SECTION 8B
LANDSCAPE PLAN
CPN-021-13 TM# 112.04-1-2.901
AMENDED SINGLE-STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a proposed amendment to the Landscaping Plan for the Lakewood Meadows Subdivision Section 8B approval dated April 23, 2013 for lots along Riley's Run and more accurately detailed on plans dated March 2013, last revised September 28, 2015; and

WHEREAS, the Planning Board has completed a review and a comparison of the proposed amended Landscaping Plans with the approved Landscaping Plans of the Lakewood Meadows Subdivision, Section 8B signed by the Planning Board Chairman on March 10, 2014; and

WHEREAS, the amended landscaping plan depicts several relocated plantings within the sanitary sewer easement along the south side of Riley's Run within Section 8B; and

WHEREAS, the planting of trees and shrubs within the sanitary sewer easement area is prohibited as referenced in an email from Ontario County Department of Public Works dated September 30, 2015.

WHEREAS, the Planning Board cannot make the findings required by §220-71(B) that the proposal clearly and accurately describes the existing conditions as well as the proposed development of same; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application to their **Tuesday, _____, 2015** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, October 13, 2015. 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 October 13, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LAKEWOOD MEADOWS SUBDIVISION, SECTION 8B
LANDSCAPE PLAN
CPN-021-13 TM# 112.04-1-2.901
AMENDED SINGLE-STAGE SITE APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a proposed amendment to the Landscaping Plan for the Lakewood Meadows Subdivision Section 8B approval dated April 23, 2013 for lots along Riley's Run and more accurately detailed on plans dated March 2013, last revised September 28, 2015; and

WHEREAS, the Planning Board has completed a review and a comparison of the proposed amended Landscaping Plans with the approved Landscaping Plans of the Lakewood Meadows Subdivision, Section 8B signed by the Planning Board Chairman on March 10, 2014; 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 Chairman is to resign and date the amended site plans for Lakewood Meadows Section 8B.
- 2.
- 3.

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

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John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
PARRONE ENGINEERING REPRESENTING CHRISTA CONSTRUCTION
DEPAUL CANANDAIGUA TROLLEY APARTMENTS - SOLAR PANELS
2464 COUNTY ROAD 28
CPN 045-14 TM# 70.11-1-31.000
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for amended single-stage site plan approval for the amended landscaping plan, the installation of solar panels on the roof of the proposed apartment building and the installation of an additional ten (10) 19'x22' (418 sq.ft.) stand-alone solar panels mounted on a single post along the south and west side of the subject property located at 2464 County Road 28 as detailed on the amended Landscaping Plan and Solar Panel Array Plan dated March 2, 2015, last revised September 9, 2015; and

WHEREAS, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQRA), a determination of significance and a negative declaration was previously adopted by the Town of Canandaigua Planning Board on November 25, 2014; and

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

1. The Amended 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. A signature line for the Planning Board Chairperson is to be added to the Landscaping Plan.
3. A landscaping schedule identifying the type of plantings, size, and quantity proposed is to be added to the landscaping plans prior to the Planning Board Chairman signature.

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

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John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MORGAN MANAGEMENT LLC – CENTERPOINTE TOWNHOUSES
GRADING & LANDSCAPING PLAN REVISIONS
CPN-064-13 TM# 56.00-1-54.115 & CPN-070-13 TM# 56.00-1-54.116
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an amended single-stage site plan approval for the proposed grading and landscaping plan revisions associated with the Centerpointe Townhouse Development which includes 50 units on 6.329 acres (TM# 56.00-1-54.115) and 59 units on 8.907 acres (TM# 56.00-1-54.116) as described in the amended Final Site Plans dated July 2013, last revised August 20, 2015; and

WHEREAS, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), a determination of significance was previously adopted by the Town of Canandaigua Town Board in October 1986 and supplemented by the adoptions of local laws amending the PUD (Planned Unit Development); and

WHEREAS, the Planning Board has determined that the proposed development is in substantial compliance with Local Law 10 of 2005 (total number of dwelling units in the PUD); and

WHEREAS, the Planning Board has determined that the proposed development is in substantial compliance with Local Law 5 of 2013 (bulk density requirements in the PUD); 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. A signature line for the Planning Board Chairman is to be added to the amended Final Grading Plan (sheets 13 & 14) and the Final Lighting and Landscaping Plan (sheets 15-20).
2. The Amended Single-Stage Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Amended Single-Stage Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the amended plans.
3. Applicant shall install and maintain 26 staggered evergreen trees at the rear of units 16-28 along the Townhouse and golf course property line. The amended Final Lighting and Landscaping Plans are to show the locations of the evergreens prior to signatures being affixed to the plans. Failure to adequately install or maintain said landscaping shall constitute a violation under Town Code Section 220-99(D) regardless of any restrictions or the lack of authority contained in any easements or maintenance agreements.

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MORGAN MANAGEMENT LLC – CENTERPOINTE TOWNHOUSES
GRADING & LANDSCAPING PLAN REVISIONS
CPN-064-13 TM# 56.00-1-54.115 & CPN-070-13 TM# 56.00-1-54.116
AMENDED SINGLE-STAGE 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 October 13, 2015 meeting.

John Robortella, Secretary of the Board L. S.