

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, November 24, 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

SKETCH PLANS: *None at this time*

CONTINUED PUBLIC HEARINGS:

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.

NEW PUBLIC HEARINGS:

CPN-075-15 Patrick McAlpin, owner of property at 3990 NYS Route 21, TM#111.00-1-20.411, is requesting single-stage subdivision and one-stage site plan approval for a two-lot subdivision and to construct a new dwelling in the AR-2 zoning district.

CPN-086-15 Hank Eiffert, representing Carol Eiffert, owner of property at 3535 NYS Route 364, TM#98.19-1-20.000, is requesting single stage subdivision approval for a three-lot subdivision in the R-1-20 zoning district.

CPN-094-15 Venezia Associates, representing Corey Westbrook, owner of property at 4118 Onnalinda Drive, TM#113.17-1-31.000, is requesting single stage subdivision approval for a two-lot subdivision in the RLD 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*

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

- 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-081-15 Lakeside Construction, representing Ted O'Bourn, owner of property at 4095 County Road 16, TM#127.05-2-21.000, is requesting one stage site plan approval for the placement of an accessory structure in the RLD zoning district.

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

- CPN-083-15 Canandaigua Sportsmans Club, owner of property at 5280 Emerson Road, TM#56.00-2-17.000, is requesting one stage site plan approval to place an accessory building in the CC zoning district.
- CPN-087-15 Brawdy Construction, representing Joseph Fitzpatrick Trust, owner of property at 4629 County Road 16, TM#140.11-1-9.000, is requesting one stage site plan approval to place rip rap shoreline in the RLD zoning district.
- CPN-089-15 DVC, Inc., representing Richard Sands, owner of property at 4947 County Road 16, TM#154.06-1-7.100, is requesting one stage site plan approval for an addition to a dwelling in the RLD zoning district.
- CPN-093-15 New Energy Works, representing Daniel Hoffend, owner of property at 4853 County Road 16, TM#140.18-1-6.000, is requesting one stage site plan approval to tear down and reconstruct a dwelling in the RLD zoning district.
- 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 install a swimming pool and septic system in the RLD zoning district.
- CPN-098-15 Brunner Properties LLC, owner of property at 2640 Brickyard Road, TM#70.00-1-41.100, is requesting one stage site plan approval for a commercial addition in the IND zoning district.

BOARD BUSINESS

- ☐ Approval of November 10, 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:
 - Lakewood Meadows Section 9A Release #1
- ☐ Comprehensive Plan – General Discussion
- ☐ Other Business as Required:
 - Fields for Sands, 4947 County Road 16, revised conditions of approval

STAFF REPORTS

UPCOMING APPLICATIONS

DECEMBER 8, 2015 MEETING:

ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BME ASSOCIATES FOR RSM WEST LAKE LLC
THE RESIDENCES AT WEST LAKE ROAD
CPN-027-15 TM# 112.00-1-24.100
AMENDED (PHASED) FINAL SUBDIVISION PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering an Amended (Phased) Final Subdivision Plan approval to subdivide the 61 single-family lots into 16 single-family lots, with 7 lots in the SCR-1 and 9 within the RLD, a similar road alignment, preservation of open space areas, utility improvements including water, sanitary, storm sewers, and stormwater management areas as described on the subdivision plans dated May 2015, last revised July 31, 2015 and all other relevant information submitted as of November 24, 2015 (the current application), and

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) issued a comment letter dated August 10, 2015 to the applicant requesting the subdivision plans be revised to address their comments to remain eligible for coverage under the Construction Stormwater General Permit; and

WHEREAS, the Planning Board has requested revised subdivision plans be provided; and

WHEREAS, the Planning Board cannot act on this application until the requested information by the NYSDEC has been addressed and revised subdivision 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 and continue the Public Hearing to their **Tuesday, February 9, 2016** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR PATRICK MCALPIN (2-LOT SUBDIVISION)
3990 NYS ROUTE 21 SOUTH
CPN-075, 076-15 TM# 111.00-1-20.411
SINGLE STAGE SUBDIVISION AND ONE STAGE SITE PLAN APPROVAL -
CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering Single Stage Subdivision Plan and One Stage Site Plan approvals for a 2-lot subdivision in the Agricultural Rural Residential (AR-2) zoning district, subdividing the 5.8 acre parent parcel into two (2) Lot 1 at 2.575 acres and Lot 2 at 3.277 acres including the construction of a single-family residential structure on Lot 2, with an existing single-family residential structure to remain on Lot 1 and all other relevant information submitted as of November 24, 2015 (the current application); and

WHEREAS, the Town of Canandaigua Environmental Conservation Board (ECB) requested the Canandaigua Lake Water Inspector to review the septic system design and the installation of a rain garden to process the stormwater in order to protect the adjacent tributary that drains into Canandaigua Lake; and

WHEREAS, the Planning Board cannot act on this application until the requested information has been addressed and Site Plans have been provided, depicting all development features (e.g. setbacks, septic system, utilities, erosion control measures etc.); and

WHEREAS, the Planning Board cannot make the findings required by §220-71(B) that the proposal clearly and accurately describes the proposed 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 and continue the Public Hearing to their Tuesday, **December 8, 2015** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
HANK EIFFERT FOR CAROL EIFFERT (3-LOT SUBDIVISION)
3535 NYS ROUTE 364
CPN 086-15 – TM#98.19-1-20.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single Stage Subdivision Plan Approval for a three (3) lot subdivision creating Lot #1 at 0.541 acres (23,566 sq.ft.), Lot #2 at 0.569 acres (24,776 sq.ft.), and Lot #3 at 33.2 acres off a 34.29 acre parent parcel in the R-1-20 zoning district, with no new development proposed as shown on the Final Subdivision Plan titled Carol Eiffert Subdivision prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of November 24, 2015 (the current application); and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form Part 1, prepared by the applicant on the above referenced Carol Eiffert 3-Lot Subdivision application (hereinafter referred to as Action); and

WHEREAS, the Planning Board determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of 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 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 does hereby designate itself as lead agency for the proposed development above herein; and

BE IT FURTHER 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 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;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR CAROL EIFFERT (3-LOT SUBDIVISION)
3535 NYS ROUTE 364
CPN 086-15 – TM#98.19-1-20.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) the site is located within an identified archaeological sensitive area; however no development is proposed;
- (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.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

John Robortella, Secretary of the Board L. S.

R E C E I V E D	TOWN OF CANANDAIGUA DEVELOPMENT OFFICE	F O R R E V I E W
	OCT 15 2015	

617.20
Appendix B
Short Environmental Assessment Form

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: <i>Carol Eiffert Subdivision</i>							
Project Location (describe, and attach a location map): <i>3535 NYS Rte 364 T. Canandaigua</i>							
Brief Description of Proposed Action: <i>Divide 2 Lots from 34.3 Acre parent parcel for residential purposes</i>							
Name of Applicant or Sponsor: <i>Venezia & assoc's</i>		Telephone: <i>396-3267</i>					
		E-Mail: <i>rocco@veneziasurvey.co</i>					
Address: <i>5120 Laura Lane</i>							
City/PO: <i>Canandaigua</i>		State: <i>NY</i>	Zip Code: <i>14424</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>Town of Canandaigua Planning Board</i>			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>34.3</i> acres					
b. Total acreage to be physically disturbed?		<i>0</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>34.3</i> 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 type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

<p>18. 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>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Venezia + assoc</u> <u>Rocco Venezia</u> ^{LS} Date: <u>10/15/15</u></p> <p>Signature: <u>[Signature]</u></p>		

Project: Eiffert - 3-Lot Subdivision

Date: November 24, 2015

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: Eiffert Subdivision

Date: November 24, 2015

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 proposed action is a 3-Lot subdivision single-stage subdivision approval with no proposed development at this time. The lots are identified as "non build-able" requiring site plan approval from the Town Planning Board if development were proposed. Each site plan application would then be required to complete the SEQR process.

- ☐ 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

November 24, 2015

Name of Lead Agency

Date

Thomas Schwartz

Planning Board Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

-MRB Group

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
HANK EIFFERT FOR CAROL EIFFERT (3-LOT SUBDIVISION)
3535 NYS ROUTE 364
CPN 086-15 – TM#98.19-1-20.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single Stage Subdivision Plan Approval for a three (3) lot subdivision creating Lot #1 at 0.541 acres (23,566 sq.ft.), Lot #2 at 0.569 acres (24,776 sq.ft.), and Lot #3 at 33.2 acres off a 34.29 acre parent parcel in the R-1-20 zoning district, with no new development proposed as shown on the Final Subdivision Plan titled Carol Eiffert Subdivision prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of November 24, 2015 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed subdivision in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR), and

WHEREAS, the Planning Board has determined the proposed development to be an Unlisted action and is subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

WHEREAS, on November 24, 2015 the Planning Board, serving as lead agency, made a determination of 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. A note is to be added to the subdivision plan stating that no new development is proposed and that lots 1, 2, and 3 are not an approved “build-able” lots requiring Site Plan approval from the Town of Canandaigua Planning Board.
2. A note is to be added to the subdivision plan stating that future subdivision or development of Lot 3 (33.2 acres) will require an approval from the Town of Canandaigua Planning Board in compliance with Chapter 174-16 of the Town Code regarding Conservation Subdivisions prior to any development occurring on this lot.
3. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
4. The Environmental Assessment Form (EAF) Part 1, question 12.a. is to be revised to identify that this project is located within an identified archaeological sensitive area.
5. A note is to be added to the subdivision plan that states that this project is located within archaeological sensitive area and prior to issuance of building permits for lots 1, 2, or 3, coordination with the State Historic Preservation Office (SHPO) and issuance of a “No Impact” letter is required to be provided to the Town Development Office.
6. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of building permits pursuant to Town Code Chapter 111 and NYS Town Law for lots 1, 2 and 3.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR CAROL EIFFERT (3-LOT SUBDIVISION)
3535 NYS ROUTE 364
CPN 086-15 – TM#98.19-1-20.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL

7. The site plans are to be revised to depict the priority natural resources as identified in the Town's Natural resources Inventory.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
HANK EIFFERT FOR CAROL EIFFERT (3-LOT SUBDIVISION)
3535 NYS ROUTE 364
CPN 086-15 – TM#98.19-1-20.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering Single Stage Subdivision Plan approval for a 3-lot subdivision in the R-1-20 zoning district.
2. Applicant is proposing to subdivide a 34.29 acre parent parcel creating 3 Lots, including Lot 1 at 0.541 acres, Lot 2 at 0.569 acres and Lot 3 (parent parcel) at 33.2 acres.
3. Proposed Lot 1, 2 and 3 are vacant land.
4. No new development proposed at this time for Lots 1, 2 or 3.
5. Public water and sanitary sewer are available.
6. This is an Unlisted Action under SEQR and does not require coordination. A Short Environmental Assessment Form (EAF) Part 1 was completed by the Applicant.
7. The EAF Part 2 and Part 3 were completed by the Planning Board.
8. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
9. The proposed project is located within an identified archaeological sensitive area.
10. Prior to issuance of building permits for lots 1, 2, or 3, coordination with the State Historic Preservation Office (SHPO) and issuance of a "No Impact" letter is required.
11. Conservation Subdivision regulations shall apply to all subdivisions of property in all zoning districts unless:
 - The proposed subdivision results in a total of four or fewer lots created from one parent parcel; and
 - The road frontage of the parent parcel will not be reduced by more than 50%; and
 - No new public street or private roads will be created; and
 - No more than 10% of the parent parcel contains priority natural resources as identified in the Town's Natural resources Inventory.
12. A zoning law determination was completed dated October 22, 2015 and determined that the parent parcel contains more than 10% priority natural resources as identified in the Town's Natural Resource Inventory.
13. The proposed subdivision does not meet all of the criteria listed in Chapter 174-16.B and is subject to preliminary and final subdivision review.
14. The Planning Board determined that future subdivision or development of Lot 3 (33.2 acres) will require an approval in compliance with Chapter 174-16 of the Town Code regarding Conservation Subdivisions prior to any development occurring.
15. This application was referred to the following agencies for review and comment:
 - Ken Potter , Canandaigua-Hopewell Water Superintendent
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - John Berry, Canandaigua Lake County Sewer District

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
HANK EIFFERT FOR CAROL EIFFERT (3-LOT SUBDIVISION)
3535 NYS ROUTE 364
CPN 086-15 – TM#98.19-1-20.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL

- William Wright, Ontario County DPW
- Greg Trost, NYS DOT
- Town Environmental Conservation Board
- James Fletcher, Town Highway Superintendent
- MRB Group, Town Engineers
- Geoff Brennessel, NYSEG
- Wayne Dunton, RG&E
- Mark Marentette, Chief of the Canandaigua City Fire Department
- Ontario County Planning Board
- Town of Gorham
- Town of Hopewell

16. A referral to the Ontario County Planning Board (OCPB) is required.
17. The OCPB made no formal recommendation to deny or approve the single family residential subdivision under five lots.
18. The application was forwarded to the Town of Canandaigua Environmental Conservation Board (ECB).
19. The ECB requested that the Planning Board verify whether there is a drainage structure at the southwest corner of Lot 1 that appears to be a vegetative area. Also, if there is an area of erosion or stream course on the property, the ECB encourages the Planning Board to avoid its disruption and provide a buffer, prior to the issuance of site plan application.
20. The Planning Board has considered all comments as part of their review of the application.
21. The Subdivision Plan depicts lot 1 and lot 2 with an accessible driveway location that meets the American Association of State Highway and Transportation Officials (AASHTO) requirements for sight distance.
22. Lots 1, 2 and 3 are not considered an approved “buildable” lot requiring Site Plan approval prior to any development occurring on these lots.
23. 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR CORY WESTBROOK (2-LOT SUBDIVISION)
4118 ONNALINDA DRIVE
CPN 094-15 – TM#113.17-1-31.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single Stage Subdivision Plan Approval for a two (2) lot subdivision creating Lot #1 at 7.447 acres and Lot #2 at 3.347 acres off a 10.794 acre parent parcel in the RLD/SCR-1 zoning districts, with no new development proposed as shown on the Final Subdivision Plat titled Cory R. Westbrook Subdivision prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of November 24, 2015 (the current application); and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form Part 1, prepared by the applicant on the above referenced Cory Westbrook 2-Lot Subdivision application (hereinafter referred to as Action); and

WHEREAS, the Planning Board determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of 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 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 does hereby designate itself as lead agency for the proposed development above herein; and

BE IT FURTHER 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 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;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR CORY WESTBROOK (2-LOT SUBDIVISION)
4118 ONNALINDA DRIVE
CPN 094-15 – TM#113.17-1-31.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

- (v) the site is not located within an identified archaeological sensitive area and no development is proposed;
- (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.

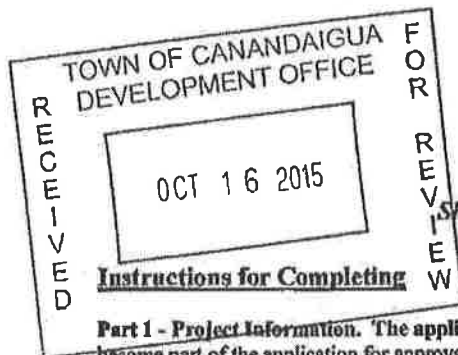
BE IT FINALLY RESOLVED, that the Planning Board does hereby make a Determination of Non-Significance on the proposed development, and the Planning Board Chairman is hereby directed to sign the Short Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Planning Board's determination.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board



617.20
Appendix B

Short Environmental Assessment Form

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: <i>Cory Westbrook Subdivision</i>			
Project Location (describe, and attach a location map): <i>4118 Onnaland Dr.</i>			
Brief Description of Proposed Action: <i>Divide 10.794 Acre parcel into 2 Lots for residential use</i>			
Name of Applicant or Sponsor: <i>Venezia + assoc</i>		Telephone: <i>585-396-3267</i>	
Address: <i>5120 Laura Lane</i>		E-Mail: <i>rocco@veneziasurvey.com</i>	
City/PO: <i>Canandaigua</i>		State: <i>NY</i>	Zip Code: <i>14424</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>Town of Canandaigua Planning board</i>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>10.794</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>10.794</i> 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 type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <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? If the proposed action will exceed requirements, describe design features and technologies: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater facilities? If No, describe method for providing wastewater treatment: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

18. 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)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Venezia + assoc's</u> Date: <u>10/14/15</u> Signature: <u>[Signature]</u>		

Project: Westbrook - 2-Lot Subdivision

Date: November 24, 2015

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"/>

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 proposed action is a 2-Lot subdivision of land with no proposed development at this time. The lots are identified as "non build-able" requiring site plan approval from the Town Planning Board if development were proposed. Each site plan application would then be required to complete the SEQR process.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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 <div style="text-align: right; font-size: small;">Name of Lead Agency</div>	November 24, 2015 <div style="text-align: right; font-size: small;">Date</div>
Thomas Schwartz <div style="text-align: right; font-size: small;">Print or Type Name of Responsible Officer in Lead Agency</div>	Planning Board Chairman <div style="text-align: right; font-size: small;">Title of Responsible Officer</div>
<div style="text-align: right; font-size: small;">Signature of Responsible Officer in Lead Agency</div>	<div style="text-align: right; font-size: small;">Signature of Preparer (if different from Responsible Officer)</div>

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR CORY WESTBROOK (2-LOT SUBDIVISION)
4118 ONNALINDA DRIVE
CPN 094-15 – TM#113.17-1-31.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single Stage Subdivision Plan Approval for a two (2) lot subdivision creating Lot #1 at 7.447 acres and Lot #2 at 3.347 acres off a 10.794 acre parent parcel in the RLD/SCR-1 zoning districts, with no new development proposed as shown on the Final Subdivision Plat titled Cory R. Westbrook Subdivision prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of November 24, 2015 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed subdivision in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR), and

WHEREAS, the Planning Board has determined the proposed development to be an Unlisted action and is subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

WHEREAS, on November 24, 2015 the Planning Board, serving as lead agency, made a determination of 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. A note is to be added to the subdivision plans stating that no new development is proposed and that lot 1 and lot 2 are not an approved “build-able” lots requiring Site Plan approval from the Town of Canandaigua Planning Board.
2. A note is to be added to the subdivision plan stating that future subdivision or development of Lots 1 and 2 will require an approval from the Town of Canandaigua Planning Board in compliance with Chapter 174-16 of the Town Code regarding Conservation Subdivisions prior to any development occurring on these lots.
3. A note shall be added to the subdivision plans that a perc test has not been conducted for the proposed new lot 1 and that the proposed new lot 1 shall not be considered a “buildable” lot until a satisfactory per test has been completed.
4. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
5. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of building permits pursuant to Town Code Chapter 111 and NYS Town Law for both lots 1 and 2.
6. The site plans are to be revised to depict the priority natural resources as identified in the Town’s Natural resources Inventory.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR CORY WESTBROOK (2-LOT SUBDIVISION)
4118 ONNALINDA DRIVE
CPN 094-15 – TM#113.17-1-31.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR CORY WESTBROOK (2-LOT SUBDIVISION)
4118 ONNALINDA DRIVE
CPN 094-15 – TM#113.17-1-31.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering Single Stage subdivision plan approval for a 2-lot subdivision in the RLD/SCR-1 zoning districts
2. Applicant is proposing to subdivide a 10.794 acre parcel creating 2 Lots including Lot 1 at 7.447 acres and Lot 2 at 3.347 acres.
3. Proposed Lot 1 is vacant and would contain approximately 163.99 feet of road frontage on Onnalinda Drive.
4. Proposed Lot 2 contains an existing 1,624 square foot residential structure and an accessory garage/barn at the north of Lot 1 with approximately 274.07 feet of road frontage on Onnalinda Drive.
5. No new development is proposed at this time for either lot 1 or lot 2.
6. Public water is not available.
7. Public sewer is not available.
8. This is an Unlisted Action under SEQR and does not require coordination. A Short Environmental Assessment Form (EAF) Part 1 was completed by the Applicant.
9. The EAF Part 2 and Part 3 were completed by the Planning Board.
10. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
11. The proposed subdivision does not meet all of the criteria listed in Chapter 174-16.B and is subject to preliminary and final subdivision review.
12. Conservation Subdivision regulations shall apply to all subdivisions of property in all zoning districts unless:
 - The proposed subdivision results in a total of four or fewer lots created from one parent parcel; and
 - The road frontage of the parent parcel will not be reduced by more than 50%; and
 - No new public street or private roads will be created; and
 - No more than 10% of the parent parcel contains priority natural resources as identified in the Town's Natural resources Inventory.
13. A zoning law determination was completed dated October 22, 2015 and determined that the parent parcel contains more than 10% priority natural resources, containing an area, larger than 10% of the parent parcel, with slopes of greater than 10% as identified in the Town's Natural Resource Inventory.
14. Separate site plan approval by the Planning Board is required prior to any development occurring on the proposed lots 1 and 2 in compliance with Chapter 174-16 of the Town Code.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR CORY WESTBROOK (2-LOT SUBDIVISION)
4118 ONNALINDA DRIVE
CPN 094-15 – TM#113.17-1-31.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL

15. The Planning Board determined that future subdivision or development of Lots 1 and 2 will require an approval in compliance with Chapter 174-16 of the Town Code regarding Conservation Subdivisions prior to any development occurring.
16. This application was referred to the following agencies for review and comment:
 - Town Environmental Conservation Board
17. A referral to the Ontario County Planning Board (OCPB) is required.
18. The OCPB made no formal recommendation to deny or approve the single family residential subdivision under five lots.
19. The ECB encourages the Planning Board to require a Site Plan approval prior to any development proposed upon the new lot.
20. The Planning Board has considered all comments as part of their review of the application.
21. The Subdivision Plan depicts both lots with an accessible driveway location that meets the American Association of State Highway and Transportation Officials (AASHTO) requirements for sight distance.
22. Lot 1 and lot 2 are not considered an approved “buildable” lots requiring Site Plan approval prior to any development occurring on these lots.
23. A perc test has not been conducted for the proposed new lot 1 and shall not be considered a “buildable” lot until a satisfactory perc test has been completed.
24. 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LAKESIDE CONSTRUCTION REPRESENTING THEODORE D. & CANDY M. O'BOURN
CONSTRUCTION OF AN ACCESSORY STRUCTURE
4095 COUNTY ROAD 16 – RLD DISTRICT
CPN 073-15 TM# 127.05-2-21.000
SINGLE-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 Single-Stage Site Plan approval for the construction of a 10' x 10' (100 sq. ft.) accessory structure (storage shed) located at 4095 County Road 16 within the RLD zoning district and as described on the information submitted as of November 24, 2015 (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, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LAKESIDE CONSTRUCTION REPRESENTING THEODORE D. & CANDY M. O'BOURN
CONSTRUCTION OF AN ACCESSORY STRUCTURE
4095 COUNTY ROAD 16 – RLD DISTRICT
CPN 073-15 TM# 127.05-2-21.000
SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 10' x 10' (100 sq. ft.) accessory structure (storage shed) located at 4095 County Road 16 within the RLD zoning district and as described on the information submitted as of November 24, 2015 (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 October 8, 2015; and

WHEREAS, the Ontario County Planning made a formal recommendation of denial; 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. A sewer connection permit and a highway work permit from Ontario County DPW as per comments within the email dated October 10, 2015 is required prior to the issuance of a Certificate of Occupancy.
4. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for by the applicant.
- 5.
- 6.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
LAKESIDE CONSTRUCTION REPRESENTING THEODORE D. & CANDY M. O'BOURN
CONSTRUCTION OF AN ACCESSORY STRUCTURE
4095 COUNTY ROAD 16 – RLD DISTRICT
CPN 073-15 TM# 127.05-2-21.000
SINGLE-STAGE SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
LAKESIDE CONSTRUCTION REPRESENTING THEODORE D. & CANDY M. O'BOURN
CONSTRUCTION OF AN ACCESSORY STRUCTURE
4095 COUNTY ROAD 16 – RLD DISTRICT
CPN 073-15 TM# 127.05-2-21.000
SINGLE-STAGE SITE PLAN APPROVAL

1. The Town of Canandaigua Planning Board received an application for Single-Stage Site Plan approval for the construction of a 10' x 10' (100 sq. ft.) accessory structure (storage shed).
2. The proposed project is located at 4095 County Road 16 within the RLD zoning district and detailed on information submitted as of November 24, 2015.
3. The application includes provisions for sanitary sewer connection in the proposed accessory structure.
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. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. 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.
6. This application was referred to the following agencies for review and comment:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - John Berry, Canandaigua County Sewer District
 - Town Environmental Conservation Board
 - Ontario County Planning Board
 - Carleen Pierce, Canandaigua City School District
7. A referral to the Ontario County Planning Board (OCPB) was completed and reviewed at the October 14, 2015 meeting.
8. Ontario County Planning made a recommendation of Denial.
9. Comments were received from the Environmental Conservation Board and forwarded to the Planning Board for consideration.
10. Comments were received from Canandaigua Lake Sewer District in an email dated October 10, 2015 requiring the applicant to obtain a sewer connection permit and a highway work permit from the County DPW.
11. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
12. A Zoning Law Determination was provided dated September 16 2015 with the following determination:
 - If lakefront lot is a divided by a street and the principal building is not located on the lake side portion, then the accessory building/ structure may be located on the lakeside

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
LAKESIDE CONSTRUCTION REPRESENTING THEODORE D. & CANDY M. O'BOURN
CONSTRUCTION OF AN ACCESSORY STRUCTURE
4095 COUNTY ROAD 16 – RLD DISTRICT
CPN 073-15 TM# 127.05-2-21.000
SINGLE-STAGE SITE PLAN APPROVAL

portion and may contain a rest room, but only with public water and sewer service. The existing lot size is 1,237 sq.ft. and the proposed structure is 100 sq.ft. (8% lot coverage).

13. The proposed application is in compliance with the Zoning Law Determination.

14. The application requested the following area variances:

- A front setback area variance of 6.0'
- A rear (lake) setback area variance of 8.0'
- A left side setback area variance of 5.5'

15. The requested area variances were granted by the Zoning Board of Appeals at the October 20, 2015 ZBA meeting.

16.

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
WILLIAM WOOD REPRESENTING CANANDAIGUA SPORTSMAN'S CLUB, INC.
CONSTRUCTION OF 32 X 40 FOOT POST BEAM PAVILION – CC ZONING DISTRICT
5280 EMERSON ROAD
CPN 083-15 TM# 56.00-2-17.000
SINGLE-STAGE SITE PLAN
SEQR RESOLUTION- TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 32-foot x 40-foot (1,280 sq. ft.) post beam pavilion located at 5280 Emerson Road in the CC Zoning District and as described on the site plans dated September 24, 2015, prepared by Freeland-Parrinello Land Surveyors and as described on the information submitted as of November 24, 2015 (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 (SEQR); 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, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
WILLIAM WOOD REPRESENTING CANANDAIGUA SPORTSMAN'S CLUB, INC.
CONSTRUCTION OF 32 X 40 FOOT POST BEAM PAVILION – CC-ZONING DISTRICT
5280 EMERSON ROAD
CPN 083-15 TM# 56.00-2-17.000
SINGLE-STAGE SITE PLAN

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 32-foot x 40-foot (1,280 sq. ft.) post beam pavilion located at 5280 Emerson Road in the CC Zoning District and as described on the site plans dated September 24, 2015, prepared by Freeland-Parrinello Land Surveyors and as described on the information submitted as of November 24, 2015 (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. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for by the applicant dated October 20, 2015.
2. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.
3. The proposed pavilion is to comply with the Town of Canandaigua Town Code, §220-95 (C) and §220-66, and in accordance with the Accessory Structure Permit Applications.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
WILLIAM WOOD REPRESENTING CANANDAIGUA SPORTSMAN'S CLUB, INC.
CONSTRUCTION OF 32 X 40 FOOT POST BEAM PAVILION – CC ZONING DISTRICT
5280 EMERSON ROAD
CPN 083-15 TM# 56.00-2-17.000
SINGLE-STAGE SITE PLAN

1. The Planning Board is considering an application for a Single-Stage Site Plan approval for the construction of a 32-foot x 40-foot (1,280 sq. ft.) post beam pavilion.
2. The project is located at 5280 Emerson Road within in the CC Zoning District and as described on the site plans dated September 24, 2015, prepared by Freeland-Parrinello Land Surveyors.
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.
4. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. No additional site improvements are proposed at this time.
6. No referrals were required for this application.
7. A referral to the Ontario County Planning Board (OCPB) was not required.
8. 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 dated October 20, 2015.
9. The Planning Board granted the waiver from a professional prepared site plan.
10. No variances are being requested for this project.
11. 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
BRAWDY MARINE CONSTRUCTION FOR THE JOSEPH FITPATRICK TRUST
SHORELINE STABILIZATION
4629 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN-087-15 TM# 140.11-1-9.000
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 to place 20' of rip-rap along the Canandaigua Lake shoreline for stabilization located at 4629 County Road 16 within the RLD, a detailed on plans stamped received October 15, 2015 and all other relevant information submitted as of November 24, 2015 (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, November 24, 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 November 24, 2015 meeting.

L. S.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BRAWDY MARINE CONSTRUCTION FOR THE JOSEPH FITPATRICK TRUST
SHORELINE STABILIZATION
4629 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN-087-15 TM# 140.11-1-9.000
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 to place 20' of rip-rap along the Canandaigua Lake shoreline for stabilization located at 4629 County Road 16 within the RLD, a detailed on plans stamped received October 15, 2015 and all other relevant information submitted as of November 24, 2015 (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. 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.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
BRAWDY MARINE CONSTRUCTION FOR THE JOSEPH FITPATRICK TRUST
SHORELINE STABILIZATION
4629 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN-087-15 TM# 140.11-1-9.000
ONE STAGE SITE PLAN APPROVAL

1. The Town of Canandaigua Planning Board received an application for One Stage Site Plan Approval to place 20' of rip-rap along the Canandaigua Lake shoreline for stabilization.
2. The project is located at 4629 County Road 16 within the RLD, a detailed on plans stamped received October 15, 2015 and all other relevant information submitted as of November 24, 2015.
3. No other development is proposed.
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. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. 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.
6. This application was referred to the following agencies for review and comment:
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Town Environmental Conservation Board
7. A referral to the Ontario County Planning Board (OCPB) was not required.
8. Comments were received from the Environmental Conservation Board and forwarded to the Planning Board for consideration.
9. No comments were received from the Canandaigua Lake Watershed Council.
10. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
11. No variances were required.
12. The Planning Board discussed the need for a soil and erosion control surety to be provided.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DVC, INC. FOR RICHARD SANDS
4947 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 089-15 TM# 154.06-1-7.100
SINGLE-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 Single-Stage Site Plan approval for the construction of a 280 sq.ft. porch addition to the existing carriage house located at 4947 County Road 16 within the RLD zoning district and as described on the site plans titled Final Site Plan Richard Sands prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of November 24, 2015 (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, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DVC, INC. FOR RICHARD SANDS
4947 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 089-15 TM# 154.06-1-7.100
SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 280 sq.ft. porch addition to the existing carriage house located at 4947 County Road 16 within the RLD zoning district and as described on the site plans titled Final Site Plan Richard Sands prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of November 24, 2015 (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. All comments within the September 16, 2015 New York State Department of Conservation letter regarding their review of this application and the proposed modified aerobic treatment system are to be addressed and approval received and provided to the Town Development Office prior to the issuance of building permits.
3. The required Transportation Corporation is to be reviewed, approved, and accepted by the Town Attorney, Town Board and NYSDEC prior to the issuance of any permits.
4. 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.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 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 RESOLUTION
DVC, INC. FOR RICHARD SANDS
4947 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 089-15 TM# 154.06-1-7.100
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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
DVC, INC. FOR RICHARD SANDS
4947 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 089-15 TM# 154.06-1-7.100
SINGLE-STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Single-Stage Site Plan approval for the construction of a 280 sq.ft. porch addition to the existing carriage house located at 4947 County Road 16 within the Residential Lake District RLD.
2. The above referenced information is based on the Site Plans titled Final Site Plan Richard Sands prepared by Venezia Land Surveyors and Civil Engineers and all other relevant information submitted as of November 24, 2015.
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.
4. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. 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
 - Town Environmental Conservation Board
 - Michael Miller, Chief, Cheshire Fire Dept.
6. No area variances were required for this application.
7. Comments were not provided from the Canandaigua Lake Watershed Program Manager.
8. A comment letter from NYSDEC was provided to the Town dated September 16, 2015.
9. A comment letter from George Barden was provided to the Town in an email dated November 5, 2015.
10. The Environmental Conservation Board provided comments dated November 5, 2015.
11. The Planning Board has reviewed and considered all comments offered.
12. The project is located within the RLD and on Canandaigua Lake, therefore the Planning Board discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements.
13. The Planning Board determined that the proposed project meets the Town's Shoreline Development Guideline requirements.
14. All comments within the September 16, 2015 New York State Department of Conservation letter regarding their review of this application and the proposed modified aerobic treatment system are to be addressed and approval received and provided to the Town Development Office prior to the issuance of building permits.
15. The Transportation Corporation is to be reviewed, approved, and accepted by the Town Attorney, Town Board and NYSDEC.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
NEW ENERGY WORKS FOR DANIEL J. AND LAURIE D. HOFFEND
4853 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 092-15 AND 093-15 TM# 140.18-1-6.000
SINGLE STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering Single Stage Site Plan approval for the demolition of an existing single-family dwelling and the construction of a new 2,931 sq.ft. single family dwelling, 755 sq.ft. detached garage, and associated site improvements located at 4853 County Road 16 within the RLD Zoning District and detailed on the site plans dated October 15, 2015 and all other relevant information submitted as of November 24, 2015 (the current application); and

WHEREAS, the applicant has not addressed the Town of Canandaigua PRC notes and Single Stage Site Plan Checklist open circles; and

WHEREAS, the Planning Board cannot act on this application until the requested information has been addressed and revised Site Plans have been provided; and

WHEREAS, the Planning Board cannot make the findings required by §220-71(B) that the proposal clearly and accurately describes the proposed 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 and continue it to their Tuesday, **December 8, 2015** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
FISHER ASSOCIATES FOR DANIEL AND KONSTANZE WEGMAN
4895 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 095-15 AND 096-15 TM# 140.18-1-10.100
SINGLE STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering Single Stage Site Plan approval for the relocation of the existing on-site wastewater system leech field and for the construction of an addition to an existing attached garage, terrace and swimming pool measuring 75' in length by 17' in width located at 4895 County Road 16 within the RLD Zoning District and detailed on site plans revised last October 22, 2015 and all other relevant information submitted as of November 24, 2015 (the current application); and

WHEREAS, the Zoning Board of Appeals continued this application to a later date at their meeting on November 17, 2015; and

WHEREAS, the Planning Board cannot act on this application until the Zoning Board of Appeals completes their review; and

WHEREAS, the Planning Board cannot make the findings required by §220-71(B) that the proposal clearly and accurately describes the proposed 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 and continue it 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, November 24, 2015. 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 November 24, 2015 meeting.

L. S.
John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
ERDMAN & ANTHONY FOR BRUNNER PROPERTIES, LLC
ARTISAN MEATS BOILER ROOM ADDITION
2640 BRICKYARD ROAD
CPN 098-15 TM# 70.00-1-141.100
SINGLE-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 Single-Stage Site Plan approval for the construction of a 1,520 square foot boiler room addition to the existing 18,706 square foot structure (Artisan Meats) located within the Industrial (I) zoning district and situated on 4.46 acres of land and as described on the site plans dated October 30, 2015 and all other relevant information submitted as of November 24, 2015 (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, November 24, 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 November 24, 2015 meeting.

L. S.
John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
ERDMAN & ANTHONY FOR BRUNNER PROPERTIES, LLC
ARTISAN MEATS BOILER ROOM ADDITION
2640 BRICKYARD ROAD
CPN 098-15 TM# 70.00-1-141.100
SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 1,520 square foot boiler room addition to the existing 18,706 square foot structure (Artisan Meats) located within the Industrial (I) zoning district and situated on 4.46 acres of land and as described on the site plans dated October 30, 2015 and all other relevant information submitted as of November 24, 2015 (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. The comments within the Town Engineer's letter dated November 5, 2015 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
3. An approval from the Canandaigua Lake County Sewer District regarding their review of the proposed sanitary sewer improvements will be required prior to issuance of a certificate of occupancy.
4. All comments from the Canandaigua-Farmington Water District regarding their review of this application are to be addressed and the Superintendents signature affixed to the Site Plans prior to the Planning Board Chairman signing the Site Plans.
5. 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.
6. 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
ERDMAN & ANTHONY FOR BRUNNER PROPERTIES, LLC
ARTISAN MEATS BOILER ROOM ADDITION
2640 BRICKYARD ROAD
CPN 098-15 TM# 70.00-1-141.100
SINGLE-STAGE SITE PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
ERDMAN & ANTHONY FOR BRUNNER PROPERTIES, LLC
ARTISAN MEATS BOILER ROOM ADDITION
2640 BRICKYARD ROAD
CPN 098-15 TM# 70.00-1-141.100
SINGLE-STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Single-Stage Site Plan approval for the construction of a 1,520 square foot boiler room addition to the existing 18,706 square foot structure (Artisan Meats) located within the Industrial (I) zoning district and situated on 4.46 acres of land.
2. The Planning Board reviewed site plans dated October 30, 2015 and all other relevant information submitted as of November 24, 2015.
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.
4. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. This application was referred to the following agencies and Staff for review and comment:
 - Dave Degear, Canandaigua-Farmington Water District
 - John Berry, Canandaigua Lake County Sewer District
 - MRB Group, Town Engineer
6. No variances are required.
7. No comments were provided by Canandaigua Lake County Sewer District.
8. No comments were provided by the Canandaigua-Farmington Water District.
9. Comments were received from MRB dated November 5, 2015.
10. The Planning Board has reviewed and considered all comments offered.
11. The Planning Board discussed the need for a Landscaping Surety and a Soil Erosion Surety to be provided.

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

APPLICANT(S): SCOTT MORRELL - MORRELL BUILDERS
PROJECT NAME – LAKEWOOD MEADOWS, SECTION 9A
RELEASE – LETTER OF CREDIT RELEASE #1
CPN No. 094-14

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Form dated November 9, 2015 and a cover letter from the Town Engineer (MRB Group) dated November 19, 2015 describing the items involved with the subject release of the Surety for this project; and

WHEREAS, the Planning Board has considered the requested release and the amount of funds associated therewith; and

WHEREAS, the Planning Board is satisfied with the details described in the requested release documents referenced above herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested partial release of **\$69,836.34** 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 Surety Release 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, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

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

APPLICANT(S): WEGMAN COMPANIES INC.
PROJECT NAME – VILLAS @ CANANDAIGUA, SECTION 3
RELEASE – LETTER OF CREDIT RELEASE NO. 3
CPN No. 022-13

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Letter of Credit Release Form dated November 9, 2015 and a cover letter from the Town Engineer (MRB Group) dated November 9, 2015 describing the items involved with the subject release of the Letter of Credit for this project; and

WHEREAS, the Planning Board has considered the requested release and the amount of funds associated therewith; and

WHEREAS, the Planning Board is satisfied with the details described in the requested release documents referenced above herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested release of \$45,662.81 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 Letter of Credit Release 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, November 24, 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 November 24, 2015 meeting.

John Robortella, Secretary of the Board

L. S.