

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, March 10, 2015, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY: Thomas Schwartz

BOARD MEMBERS: Richard Gentry, Jane Hollen, Charles Oyler, Ryan Staychock

SECRETARY: Cheryl Berry, Interim Secretary

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: *None at this time*

NEW PUBLIC HEARINGS: *None at this time*

CLOSED PUBLIC HEARINGS: *None at this time*

FINAL SUBDIVISIONS: *None at this time*

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

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

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

CPN-033-14 Daryl Rossi, owner of property at 2798 County Road 10, TM#71.00-1-26.200, is requesting one stage site plan approval for the rezoning of the parcel from I to MUO-3 district.

CPN-084-14 Sarah Genecco, owner of property at 1880 NYS Route 332, TM#55.02-1-7.100, is requesting one stage site plan approval for a commercial addition (Stella's Florist) in the CC zoning district. *(continued to April 14 meeting)*

CPN-091-14 Design Works Architecture, representing Elizabeth & Robert Withers, owners of property at 3582 County Road 16, TM#98.17-1-21.000, is requesting one stage site plan approval for a residential addition in the RLD zoning district.

NEW FINAL (PHASED) / ONE-STAGE SITE PLANS: *None at this time*

BOARD BUSINESS

- ❑ Approval of February 24, 2015 meeting minutes
 - ❑ Referrals from Town Board: *None at this time*
 - ❑ Recommendations to Zoning Board of Appeals:
 - CPN-010-15, Gary Klemens, 6015 Knapp Road, two-lot subdivision with horse farm
 - ❑ Recommendations to the Code Enforcement Officer: *None at this time*
 - ❑ Resubdivision / Annexations: *None at this time*
 - ❑ Letter of Credit/Bond Releases: *None at this time*
 - ❑ Comprehensive Plan – General Discussion
 - ❑ Other Business as Required:
 - Lakewood Meadows Section 9 – 90-day extension request (expiration: March 9, 2015)
 - Kesel Development, CPN-057-13 – One year signature extension request
 - Passero for FLCDC (Veterans Housing), CPN-083-12 – One year signature extension request
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STAFF REPORTS:

- ❑ Town Consulting Engineer
- ❑ Planning Board Attorney
- ❑ Director of Development
- ❑ Board Member Reports
- ❑ Topics

UPCOMING APPLICATIONS

March 24, 2015 Meeting:

- Applications:
 - CPN-095-14, Venezia for Mead, 1985 County Road 8, two-lot subdivision
 - CPN-007-15, Gary Klemens, 6015 Knapp Road, two-lot subdivision with variances
 - CPN-009-15, Wright for Farnsworth, 5375 Thomas Road, one stage site plan for ground sign
- OnCor training
- Conservation easements (follow-up to Meeting of the Boards discussion)

ADJOURNMENT

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

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

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

WHEREAS, the Planning Board cannot take action until the requested information including the submittal of an updated site plan depicting the details of the test results of the existing and proposed septic systems and leach field locations, and conformation of the title transfer are provided; and

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

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

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

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

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, March 10, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

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

I, Kathleen Gingerich, 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 March 10, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
DESIGN WORKS ARCHITECTURE FOR ELIZABETH & ROBERT WITHERS
BUILDING ADDITION - 3582 COUNTY ROAD 16
CPN 091-14 TM# 98.17-1-21.000
SINGLE-STAGE SITE PLAN APPROVAL - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for a 1,514 sq ft deck and patio addition to an existing single-family dwelling located at 3582 County Road 16 in the RLD zoning district and as described on the Site Plans dated December 11, 2014 and all other relevant information submitted as of March 10, 2015 (the current application), and

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

WHEREAS, the Planning Board has requested that a professionally prepared site plan depicting the existing and proposed contours and all proposed site improvements be provided to the Development Office; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the application to their Tuesday, April 14, 2015 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, March 10, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oylar -
Jane Hollen -
Ryan Staychock -
Thomas Schwartz -

I, Kathleen Gingerich, 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 March 10, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING FOR MORRELL BUILDERS
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9
CPN-006-06 TM# 112.00-1-32.111 & 112.04-1-2.999
AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT APPROVAL
1ST 90 DAY EXTENSION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has considered the above referenced request for the first 90-day extension of the Amended Preliminary Overall Subdivision Plat Approval of Lakewood Meadows Subdivision, Section 9 Plans as described in the Amended Preliminary Overall Subdivision Plans dated December 12, 2014 and last revised February 11, 2015 prepared by Marathon Engineering and as requested for in a letter dated _____, 2015 from _____; and

WHEREAS, the Planning Board has reviewed the public record on said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☒ **Approves with Previous Conditions (September 9, 2014)** ☐ **Approves with the following Conditions;** or ☐ **Denies the application** for the following reasons:

The Amended Preliminary Overall Subdivision Plat Approval for *Lakewood Meadows Section 9* is hereby approved for the first 90-day extension, as provided for in Section 276.7 (c) of New York State Town Law, which shall expire 90 days from the previous expiration date of March 9, 2015. The new expiration date is **June 7, 2015**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, March 10, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, Kathleen Gingerich, 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 March 10, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD
ACTION RESOLUTION
ONE-YEAR EXTENSION FINAL SUBDIVISION (SIGNLE-STAGE) PLAN APPROVAL
(CHAPTER 220 SECTION 220-72-B)**

CPN 057-13

APPLICANT(S): KESEL DEVELOPMENT LLC – CANANDAIGUA CHRYSLER-DODGE-JEEP

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has considered a request in a letter dated _____ prepared by Costich Engineering for a one-year extension of the approved final subdivision plans for the Kesel Development Canandaigua Chrysler-Dodge-Jeep (hereinafter referred to as Action); and

WHEREAS, Site Plan approval for said action will expire on April 2, 2015 and the Site Plans have not changed since receiving Site Plan Approval and signatures on April 2, 2014; and

WHEREAS, the applicant is in the process of submitting a Letter of Credit to the Town for review and approval; and

WHEREAS, the applicant does not expect to start construction until the summer of 2015; and

WHEREAS, Planning Board has reviewed the public record on said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☒ **Approves with Previous Conditions (October 22, 2013)** ☐ **Approves with the following Conditions;** or ☐ **Denies the application** for the following reasons:

NOW, THEREFORE, BE IT FINALLY RESOLVED, that the final subdivision plans for the “Kesel Development Canandaigua Chrysler-Dodge-Jeep” is hereby approved for an additional One-year extension, as provided for in Chapter 220 Section 220-72 of New York State Town Law, which shall expire on April 2, 2016.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, March 10, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, Kathleen Gingerich, 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 March 10, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD
ACTION RESOLUTION
ONE-YEAR EXTENSION FINAL SITE PLAN APPROVAL
(CHAPTER 220 SECTION 220-72-B)**

CPN 083-12

**APPLICANT(S): FINGER LAKES COMMUNITY DEVELOPMENT CORPORATION - VETERANS
HOUSING DEVELOPMENT**

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has considered a request in a letter dated March 3, 2015 prepared by Passero Associates for a one-year extension of the approved final site plans for the Veterans Housing Development (hereinafter referred to as Action); and

WHEREAS, Site Plan approval for said action will expire on March 19, 2015 and the Site Plans have not changed since receiving Site Plan Approval and signatures on March 19, 2013; and

WHEREAS, the applicant is in the process of obtaining funding of which they were recently notified that the project has received partial funding; and

WHEREAS, the funding may not be available until May of 2015 and the applicant does not expect to start construction until the summer of 2015; and

WHEREAS, Planning Board has reviewed the public record on said Action.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☒ **Approves with Previous Conditions (*Date of Final Approval*)** ☐ **Approves with the following Conditions;** or ☐ **Denies the application** for the following reasons:

NOW, THEREFORE, BE IT FINALLY RESOLVED, that the final site plan for the "Veterans Housing Development" is hereby approved for an additional One-year extension, as provided for in Chapter 220 Section 220-72 of New York State Town Law, which shall expire on March 19, 2016.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, March 10, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

I, Kathleen Gingerich, 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 March 10, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.