

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, April 28, 2015, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY: Thomas Schwartz

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

SECRETARY: Kathy Gingerich

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:

CPN-056-14 Venezia Associates, representing Jane Kinsella & Joan Bzdick, owners of property at 6031-6055 Canandaigua-Farmington TL Road, TM#55.00-1-4.000, is requesting single stage subdivision approval for a two-lot subdivision in the AR-2 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-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. *(continued to June 9, 2015 meeting)*

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

CPN-013-15 Grove Engineering, representing Joseph & Mary Bell, owners of property at 4865/4885 County Road 16, TM#140.18-1-8.111/8.112, is requesting one stage site plan approval

for the relocation of a detached garage and driveway modifications in the RLD zoning district.

BOARD BUSINESS

- ☐ Approval of March 24, 2015 meeting minutes
 - ☐ Referrals from Town Board: *None at this time*
 - ☐ 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: *None at this time*
 - ☐ Comprehensive Plan – General Discussion
 - ☐ Other Business as Required: *None at this time*
-

STAFF REPORTS:

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

UPCOMING APPLICATIONS

May 12, 2015 Meeting:

- Applications:
 - N/A
- Conservation easements (follow-up to Meeting of the Boards discussion)
- Tony Yannotti – CPN-034-14 – Site Plan Amendment (driveway revisions)
- Town Code Updates – Referral to Town Board
- Ag Protection Plan
- Uptown Plan
- Annual Report – Referral to Town Board

ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GROVE ENGINEERING FOR JOSEPH & MARY BELL – DRIVEWAY IMPROVEMENTS
4865 COUNTY ROAD 16
CPN 013-15 TM# 140.18-1-8.111
SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering single stage site plan approval for the tear-down of an existing single family dwelling and relocation of an existing driveway and attached garage to detached located at 4865 County Road 16 as detailed on the site plans dated march 20, 2015 and all other relevant information submitted as of April 28, 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 Joseph and Mary Bell Driveway Improvements 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
GROVE ENGINEERING FOR JOSEPH & MARY BELL – DRIVEWAY IMPROVEMENTS
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SINGLE-STAGE SITE 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 not located within an identified archaeological sensitive area;
- (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, April 28, 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
GROVE ENGINEERING FOR JOSEPH & MARY BELL – DRIVEWAY IMPROVEMENTS
4865 COUNTY ROAD 16
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SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

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 April 28, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

DRAFT

Project: Joseph & Mary Bell

Date: April 28, 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: **Joseph & Mary Bell**Date: **April 28, 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 Planning Board, as the designated lead agency for this Action, under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed site improvements. Based upon this evaluation, the Planning Board, in a separate resolution adopted on April 28, 2015 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Canandaigua Planning Board

April 28, 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

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

-MRB Group

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GROVE ENGINEERING FOR JOSEPH & MARY BELL – DRIVEWAY IMPROVEMENTS
4865 COUNTY ROAD 16
CPN 013-15 TM# 140.18-1-8.111
SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering single stage site plan approval for the tear-down of an existing single family dwelling and relocation of an existing driveway and attached garage to detached located at 4865 County Road 16 as detailed on the site plans dated march 20, 2015 and all other relevant information submitted as of April 28, 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 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 April 28, 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. The Single-Stage Site Plan Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Single-Stage Site Plan Approval have been met and shown on revised drawings including the revision dates, and all required signatures are affixed to four (4) prints of the Single-Stage Site Plan Approval, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. A soil erosion and drainage improvements surety in the amount to be determined by the Town Engineer is to be provided to and accepted by the Town Board prior to the issuance of building permits.
4. All comments per the April 15, 2015 letter from the Town Engineer are to be addressed prior to the issuance of any permits.
5. An approval from George Barden and NYSDOH regarding their review of the existing septic system and proposed site improvements is to be provided prior to the Planning Board Chairman signature being affixed to the site plans.
6. The Planning Board has discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements and determined that the proposed amended site plans are in compliance with the Town's Shoreline Development Guideline requirements.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GROVE ENGINEERING FOR JOSEPH & MARY BELL – DRIVEWAY IMPROVEMENTS
4865 COUNTY ROAD 16
CPN 013-15 TM# 140.18-1-8.111
SINGLE-STAGE SITE PLAN APPROVAL

7. A soil stabilization and erosion control surety in the amount to be determined shall be provided and accepted by the Town Board prior to the issuance of building permits as the application is located within the RLD.
8. An Administrative Lot Line Adjustment Plan is to be provided by the applicant, reviewed and approved by the Development Office and signed by the Planning Board Chairman prior to the site plans being signed.
- 9.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 28, 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 April 28, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
GROVE ENGINEERING FOR JOSEPH & MARY BELL – DRIVEWAY IMPROVEMENTS
4865 COUNTY ROAD 16
CPN 013-15 TM# 140.18-1-8.111
SINGLE-STAGE SITE PLAN APPROVAL

1. The Town of Canandaigua Planning Board granted Single-Stage Site Plan approval for the tear-down of an existing single family dwelling and relocation of an existing driveway and attached garage to detach located at 4865 County Road 16 within the RLD.
2. The existing driveway to be relocated is located on the Tax Map Parcel #140.18-1-8.111 at 4865 County Road 16 and provides access to the above referenced parcel and to Tax Map Parcel #140.18-1-8.112 at 4885 County Road 16.
3. The project includes the removal/ tear-down of the existing single family residence from Tax Map Parcel #140.18-1-8.111 at 4865 County Road 16 and the existing attached garage is to be relocated further north closer to the northern property line of Tax Map Parcel #140.18-1-8.111 at 4865 County Road 16.
4. The proposed project also proposes to combine the two parcels identified above into one lot, requiring an Administrative Lot Line Adjustment review and approval.
5. An Administrative Lot Line Adjustment Plan is to be provided by the applicant, reviewed and approved by the Development Office and signed by the Planning Board Chairman prior to the site plans being signed.
6. The single-family dwelling to be removed will be disconnected from the existing water service and septic system.
7. The septic system and leach field located on Tax Map Parcel #140.18-1-8.111 at 4865 County Road 16 (north parcel) will be abandoned in accordance with George Barden, Canandaigua Lake Watershed Inspector and NYSDOH requirements.
8. The existing guest house to remain is proposed to tie into the existing septic system located on Tax Map Parcel #140.18-1-8.112 at 4885 County Road 16 (south parcel).
9. The site plans were referred to George Barden, Canandaigua Lake Watershed Inspector for review regarding the proposed improvements to the existing septic systems and leach field areas.
10. An approval from George Barden and NYSDOH is required regarding their review of the proposed improvements to the existing septic systems and leach field areas.
11. The above referenced information is based on the Site Plans dated March 20, 2015 and all other relevant information submitted as of April 28, 2015.
12. The project was reviewed in compliance with applicable procedural requirements including a coordinated review pursuant to State Environmental Quality Review Act (SEQRA) and the Town of Canandaigua Planning Board's Rules of Procedure.
13. 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.
14. The EAF Part 2 and Part 3 were completed by the Planning Board.
15. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
GROVE ENGINEERING FOR JOSEPH & MARY BELL – DRIVEWAY IMPROVEMENTS
4865 COUNTY ROAD 16
CPN 013-15 TM# 140.18-1-8.111
SINGLE-STAGE SITE PLAN APPROVAL

16. This application was referred to the following agencies for review and comment:

- Ray Henry, Town Historian
- George Barden, Watershed Inspector
- Kevin Olvany, Canandaigua Lake Watershed Council
- MRB Group, Town Engineer
- Ontario County Planning Board
- Town Environmental Conservation Board

17. A referral to the Ontario County Planning Board (OCPB) was completed and reviewed at the meeting.

18. OCPB responses were received with a final classification of _____ and comments.

19. The Planning Board has reviewed these comments and has considered them as part of their review of the application.

20. A comment letter dated April 15, 2015 was received from the Town Engineer.

21. Comments were received from the Canandaigua Watershed Manager in an e-mail dated April 13, 2015.

22. The Planning Board has reviewed these comments and has considered them as part of their review of the application.

23. A Zoning Determination was completed by the Town CEO dated March 23, 2015.

24. The determination was that a single-family dwelling with detached private garage is a permitted principal use in the Residential Lake zoning district.

25. An area variance is required for the proposed private garage front setback of 121.3' when 142.2' is required.

26. The requested area variance was reviewed and approved at the April 21, 2015 ZBA meeting.

27. A letter dated March 18, 2015 from Grove Engineering documenting compliance with the Shoreline Development Guidelines was received by the Town Development Office.

28. The Planning Board has reviewed the above referenced letter and discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements.

29. The Planning Board required a Soil Stabilization and Erosion Control Surety to be provided and accepted by the Town Board as the application is located within the RLD.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JANE KINSELLA (2-LOT SUBDIVISION)
6031-6055 CANANDAIGUA-FARMINGTON TOWN LINE ROAD
CPN 056-14 – TM#55.00-1-4.000
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 2-lot subdivision in the AR-2 zoning district creating 2 lots from the 282.1-acre parent parcel including proposed Lot 1 at 7.083 acres and Lot 2 at 275.0 acres remaining lands of Kinsella with no new development proposed and all other relevant information submitted as of April 28, 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 Jane Kinsella 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;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JANE KINSELLA (2-LOT SUBDIVISION)
6031-6055 CANANDAIGUA-FARMINGTON TOWN LINE ROAD
CPN 056-14 – TM#55.00-1-4.000
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, April 28, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

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

Kathleen Gingerich, Secretary of the Board L. S.

Project: Kinsella - 2-Lot Subdivision

Date: April 28, 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"/>

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR JANE KINSELLA (2-LOT SUBDIVISION)
6031-6055 CANANDAIGUA-FARMINGTON TOWN LINE ROAD
CPN 056-14 – TM#55.00-1-4.000
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 2-lot subdivision in the AR-2 zoning district creating 2 lots from the 282.1-acre parent parcel including proposed Lot 1 at 7.083 acres and Lot 2 at 275.0 acres remaining lands of Kinsella with no new development proposed and all other relevant information submitted as of April 28, 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 April 28, 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 2 is not an approved "build-able" lot and requires Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring on this lot.
2. A note shall be added to the subdivision plans that a perc test has not been conducted for the proposed new lot 2 and that the proposed new lot 2 shall not be considered a "buildable" lot until a satisfactory per test has been completed.
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. 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.
- 5.
- 6.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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CPN 056-14 – TM#55.00-1-4.000
SINGLE STAGE SUBDIVISION PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, April 28, 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 April 28, 2015 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES FOR JANE KINSELLA (2-LOT SUBDIVISION)
6031-6055 CANANDAIGUA-FARMINGTON TOWN LINE ROAD
CPN 056-14 – TM#55.00-1-4.000
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1. The Town of Canandaigua Planning Board is considering single stage subdivision plan approval for a 2-lot subdivision in the AR-2 zoning district.
2. Applicant is proposing to subdivide a 282.1 acre parcel creating 2 Lots including Lot 1 at 7.083 acres and Lot 2 at 275.0 acres.
3. Proposed Lot 1 contains one existing residential dwelling with access off Canandaigua-Farmington Town Line Road and seven existing barns/ out buildings.
4. Proposed Lot 2 contains an existing residential dwelling with access off Canandaigua-Farmington Town Line Road.
5. No new development proposed on either lot at this time.
6. Lot 2 (remaining lands of Kinsella) is not considered an approved "build-able" lot and requires Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring on this lot.
7. 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.
8. The EAF Part 2 and Part 3 were completed by the Planning Board.
9. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
10. This application was referred to the following agencies for review and comment:
 - Tad Gerace, Ontario County Soil & Water Conservation District
 - Town Environmental Conservation Board
 - Ontario County Planning Board
 - Ontario County Agricultural Review Board
 - Town of Farmington
11. A referral to the Ontario County Planning Board (OCPB) was completed and reviewed at the _____ meeting.
12. They designated the application as a Class 1 with no formal recommendation to deny or approve as this is a single family residential subdivision under five lots.
13. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
14. 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.

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15. A perc test has not been conducted for the proposed new lot 2 and proposed new lot 2 shall not be considered a “buildable” lot until a satisfactory per test has been completed.
16. 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.
17. The Planning Board makes the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
18. The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed subdivision which creates 2 new lots.
19. The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
20. The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
21. This increase in population will intensify the need for land to be used for parks and recreation.
22. A suitable park of adequate size to meet the Town’s needs cannot be properly located on the proposed subdivision plat.