

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, April 8, 2014, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY: Thomas Schwartz

BOARD MEMBERS: Richard Gentry, Daniel O'Bine, 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: *None at this time*

CLOSED PUBLIC HEARINGS: *None at this time*

FINAL SUBDIVISIONS: *None at this time*

CONTINUED PRELIMINARY SITE PLANS: *None at this time*

NEW PRELIMINARY SITE PLANS: *None at this time*

CONTINUED FINAL / ONE-STAGE SITE PLANS:

CPN-006-14 Venezia Associates, representing Philip & Amanda Goliber, owners of property at 3414 Poplar Beach Road, TM# 98.15-1-7.100, is requesting one stage site plan approval to tear down a rebuild a single-family dwelling in the RLD zoning district.
(continued to 4/22 PB meeting pending 4/9 OCPB Review & 4/15 ZBA decision)

CPN-018-14 Venezia Associates, representing Randall Farnsworth, owner of property at 2310-2312 NYS Route 332, TM#70.06-1-62.110/62.210, is requesting one stage site plan approval to construct a car dealership (Randall GMC) in the CC zoning district.
(continued to 4/22 PB mtg for Board Discussion; Coordinated Review for SEQOR ends 4/28)

NEW FINAL / ONE-STAGE SITE PLANS:

CPN-016-14 DLH Properties LLC, owner of property at 2450 County Road 28/0000 County Road 28, TM#70.00-1-18.210/70.00-1-18.220, is requesting one stage site plan approval to construct 32 apartment units in 7 buildings (Candlewood Phase III) in the MR zoning district.
(declaration of intent to be Lead Agency for SEQR only)

BOARD BUSINESS

- ☐ Approval of March 25, 2014 meeting minutes
 - ☐ Referrals from Town Board: *None at this time*
 - ☐ Recommendations to Zoning Board of Appeals: *None at this time*
 - ☐ Recommendations to the Code Enforcement Officer: *None at this time*
 - ☐ Resubdivision / Annexations: *None at this time*
 - ☐ Letter of Credit/Bond Releases: *None at this time*
 - ☐ Comprehensive Plan – General Discussion
 - ☐ Other Business as Required:
 - CPN-017-12, Venezia Associates for Property Development of WNY Inc., TM#97.04-1-9.211, discussion on the proposed revised final subdivision plans & matrix for Fox Ridge Phase 5B
 - CPN-063-13 Morgan Management LLC for Keuka Park Strong Hall LLC, TM#56.00-1-55.220, construction of 13 apartment buildings / 122 units (Centerpointe Phase III)
(continued to 4/22 PB meeting per applicant request)
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STAFF REPORTS:

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

UPCOMING APPLICATIONS

ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES – RANDALL FARNSWORTH (RANDALL GMC)
2310 & 2312 NYS ROUTE 332
CPN 018-14 TM# 70.06-1-62.110 & 70.06-1-62.210
SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DECLARING INTENT TO BECOME LEAD AGENCY

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has reviewed the State Environmental Quality Review (SEQR) Environmental Assessment Form (EAF) Part 1 prepared by Venezia Associates for the above referenced Randall GMC Final Site Plans (hereinafter referred to as Action); and

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

WHEREAS, the Planning Board determines that said Action is also subject to review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board determines that it is the most appropriate agency to insure the coordination of this Action and will provide written notifications to the involved and interested agencies for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby declare its intent to be designated as the lead agency for the Action.

BE IT FURTHER RESOLVED, that the Town Engineer (MRB Group, P.C.) is directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing on or before noon on **Monday, April 28, 2014**.

The above Resolution was offered by Richard Gentry and seconded by Charles Oyler at a regular scheduled Planning Board Meeting held on March 25, 2014. Following discussion, a voice vote was recorded:

Richard Gentry - *Aye*
Charles Oyler - *Aye*
Dan O'Bine - *Aye*
Ryan Staychock - *Aye*
Thomas Schwartz - *Aye*

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 25, 2014 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES – RANDALL FARNSWORTH (RANDALL GMC)
2310 & 2312 NYS ROUTE 332
CPN 018-14 TM# 70.06-1-62.110 & 70.06-1-62.210
SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DECLARING INTENT TO BECOME LEAD AGENCY

SEQR - INVOLVED AGENCY LIST

New York State Department of Environmental Conservation
Region 8
Attn: Regional Permit Administrator
6271 E. Avon-Lima Rd.
Avon, NY 14414

Ontario County Public Works Department
Attn: John Berry, Deputy Commissioner
2962 County Road 48
Canandaigua, NY 14424

Ontario County Planning Department
20 Ontario St., Third Floor
Canandaigua, NY 14424

New York State Department of Transportation, Region 4
Ontario County Office
Attn: Gregg Trost, P.E., Resident Engineer
Parrish Street
Canandaigua, NY 14424

Town of Canandaigua Highway Department
Attn: Jim Fletcher, Superintendent
5440 Route 5 & 20 West
Canandaigua, NY 14424

Canandaigua-Farmington Water District Superintendent
Attn: David Degear, Superintendent
1216 McMahon Road
Victor, New York 14564

Town of Canandaigua Zoning Board of Appeals
Attn: Graham Smith, Chairman
5440 Route 5 & 20 West
Canandaigua, NY 14424

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES – RANDALL FARNSWORTH (RANDALL GMC)
2310 & 2312 NYS ROUTE 332
CPN 018-14 TM# 70.06-1-62.110 & 70.06-1-62.210
SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DECLARING INTENT TO BECOME LEAD AGENCY

SEQR - INTERESTED AGENCY LIST

NYS Office of Parks, Recreation and Historic Preservation
Attn: Nancy Herter, Program Leader/Native American Liaison
Peebles Island Resource Center
Waterford, NY 12188-0189

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES – RANDALL FARNSWORTH (RANDALL GMC)
2310 & 2312 NYS ROUTE 332
CPN 018-14 TM# 70.06-1-62.110 & 70.06-1-62.210
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 the construction a car dealership (Randall GMC) including utility, lighting, parking and drainage improvements within the CC zoning district as described in the Final Site Plan dated February 14, 2014 and all other relevant information submitted as of March 25, 2014 (the current application), and

WHEREAS, the application is subject to variances from the Zoning Board of Appeals; and

WHEREAS, this application was formally submitted for review at the March 18, 2014 Zoning Board of Appeals meeting and continued to the April 15, 2014 board meeting; and

WHEREAS, the Planning Board cannot take action on this application until the Zoning Board of Appeals makes a decision on the requested variances; and

WHEREAS, the Planning Board has determined that the application is subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board has declared their intent to become lead agency at the March 25, 2014 Planning Board Meeting beginning the coordination period; and

WHEREAS, the Planning Board cannot take action on this application until the coordination period has ended and a SEQR Determination of Significance is made.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application to their April 22, 2014 Planning Board Meeting.

BE IT FURTHER RESOLVED that the Planning Board does hereby request the applicant to provide the following information on or before noon on Friday, April 11, 2014:

1. The Final Site Plans are to be revised to address all Town Engineer, Ontario County Public Works, Canandaigua-Farmington Water District Superintendent, and the Town Highway Superintendent comments.

The above Resolution was offered by Charles Oyler and seconded by Richard Gentry at a regular scheduled Planning Board Meeting held on March 25, 2014. Following discussion, a voice vote was recorded:

Richard Gentry - *Aye*
Charles Oyler - *Aye*
Dan O'Bine - *Aye*
Ryan Staychock - *Aye*
Thomas Schwartz - *Aye*

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES – RANDALL FARNSWORTH (RANDALL GMC)
2310 & 2312 NYS ROUTE 332
CPN 018-14 TM# 70.06-1-62.110 & 70.06-1-62.210
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 25, 2014 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
PHILIP & AMANDA GOLIBER – 3414 POPLAR BEACH
CPN 006-14 TM# 98.15-1-7.100
SINGLE-STAGE SITE PLAN APPROVAL - CONTINUATION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for a tear-down/ rebuild of a single-family dwelling on a 7,477 SF (0.172 ac) parcel located at 3414 Poplar Beach in the RLD zoning district and as described on the Site Plans last revised January 31, 2014 and all other relevant information submitted as of March 25, 2014 (the current application), and

WHEREAS, the application is subject to variances from the Zoning Board of Appeals; and

WHEREAS, this application was formally submitted for review at the February 18, 2014 Zoning Board of Appeals meeting; and

WHEREAS, the Zoning Board of Appeals continued this application to the April 15, 2014 board meeting; and

WHEREAS, the Planning Board cannot take action on this application until the Zoning Board of Appeals makes a decision on the requested variances; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application to their April 22, 2014 Planning Board Meeting.

BE IT FURTHER RESOLVED that the Planning Board does hereby request the applicant to provide the following information on or before noon on Wednesday, April 16, 2014:

1. All correspondences from Ontario County Department of Public Works regarding their review of this application are to be forwarded to the Town Development Office.

The above Resolution was offered by Dan O'Bine and seconded by Charles Oyler at a regular scheduled Planning Board Meeting held on March 25, 2014. Following discussion, a voice vote was recorded:

Richard Gentry - *Aye*
Charles Oyler - *Aye*
Dan O'Bine - *Aye*
Ryan Staychock - *Aye*
Thomas Schwartz - *Aye*

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 25, 2014 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.