

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, June 24, 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:

NEW PUBLIC HEARINGS:

CPN-034-14 Tony Yannotti, owner of property at 2536-2538 NYS Route 21, TM#71.00-1-18.200, is requesting a special use permit for a small commercial establishment in the AR-1 zoning district.

CPN-035-14 Katie Dixon, owner of property at 4845 NYS Route 21, TM#139.00-1-29.110, is requesting single stage subdivision approval for a 2-lot subdivision in the RR-3 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-033-14 Daryl Rossi, owner of property at 3798 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.

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

BOARD BUSINESS

- ☐ Approval of June 10, 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:
 - Ronald & Jessica Billitier, landscaping bond release of \$3,040
 - ☐ Comprehensive Plan – General Discussion
 - ☐ Other Business as Required:
 - 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)
-

STAFF REPORTS:

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

UPCOMING APPLICATIONS

ADJOURNMENT

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

APPLICANT(S): MARIE KENTON, KETMAR DEVELOPMENT
PROJECT NAME – RONALD & JESSICA BILLITIER – FALLBROOK PARK DRIVE
RELEASE – SOIL STABILIZATION & EROSION CONTROL SURETY
CPN No. 065-13

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Request Form signed by the Town Highway and Water Superintendent and Town Code Enforcement Officer; 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 final release of \$3,040.00 and for the items specified on said documents closing out the account.

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, June 24, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Dan O'Bine -
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 June 24, 2014 meeting.

Kathleen Gingerich, Secretary of the Board

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 / Fax (585) 394-9476
www.townofcanandaigua.org

SURETY RELEASE REQUEST

Applicant/Owner Name: Marie Kenton

CPN # 065-13

Applicant/Owner Mailing Address: Ketmar Development - 2 Epping Wood Trail, Pittsford, NY 14534

Project Name / Location: Ronald & Jessica Billitier - 3306 Fallbrook Park Drive

Tax Map No.: 098.11-1-4.100

PROJECT DESCRIPTION: Construct a 3,103 sq. ft. house with a 576 sq. ft. garage, 491 sq. ft. 2nd floor deck, 43 sq. ft. 1st floor porch/shower, 424 sq. ft. 1st floor covered porch, 48 sq. ft. 1st floor front porch and 56 sq. ft. 1st floor breezeway.

In the opinions of the undersigned, the construction and improvements appear to be in accordance with the approved permits and plans.

Therefore, Soil Stabilization & Erosion Control surety in the amount of \$3,040.00 may be released to the applicant.

Town Code Enforcement Officer

Date

Town Highway Superintendent

Date

Town Planning Board Chairperson

Date

Town Fiscal Officer

Date

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KATIE DIXON – 4845 NYS ROUTE 21
CPN 035-14 TM# 139.00-1-29.110
SINGLE-STAGE SITE PLAN APPROVAL – CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a two lot subdivision of a 22.089 acre parcel creating proposed lot 1 a 3.310 acre parcel with no proposed development, and lot 2 a 18.779 acre parcel with the existing structure on site located at 4845 NYS Route 21, as described in the final plat last revised May 31, 2012 and all other relevant information submitted as of June 24, 2014 (current application); and

WHEREAS, the Planning Board cannot take action on this application until all the Planning Review Committee (PRC) meeting notes from May 21, 2014 submitted to the applicant have been addressed; and

WHEREAS, the Planning Board cannot take action on this application until the final plat plan is revised to address the Preliminary & Final Subdivision Plat Checklists pursuant to §174-13 and §174-14 of the Town of Canandaigua Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the public hearing and table the application to their July 8, 2014 Planning Board Meeting.

The above Resolution was offered by _____ and seconded by _____ at a regular scheduled Planning Board Meeting held on June 24, 2014. Following discussion, a voice vote was recorded:

Richard Gentry -
Charles Oyler -
Dan O'Bine -
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 June 24, 2014 meeting.

Kathleen Gingerich, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
TONY YANNOTTI – 2536-2538 NYS ROUTE 21
CPN 034-14 TM# 71.00-1-18.200
SPECIAL USE PERMIT APPROVAL – CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit to allow an existing building located at 2536-2538 NYS Route 21 to be used as an ice cream stand; and

WHEREAS, the Planning Board cannot take action on this application until all the Planning Review Committee (PRC) meeting notes from May 21, 2014 submitted to the applicant have been addressed; and

WHEREAS, this application is required to be reviewed by the Ontario County Planning Board as it is located within 500' of County Road 32; and

WHEREAS, this application is scheduled for the July 9, 2014 Ontario County Planning Board meeting; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the public hearing and table the application to their July 22, 2014 Planning Board Meeting.

The above Resolution was offered by _____ and seconded by _____ at a regular scheduled Planning Board Meeting held on June 24, 2014. Following discussion, a voice vote was recorded:

Richard Gentry -
Charles Oyler -
Dan O'Bine -
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 June 24, 2014 meeting.

_____ L. S.
Kathleen Gingerich, Secretary of the Board

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 a recommendation and review of the site plan 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 on this application until additional information is provided including the submittal of an updated site plan depicting the existing and proposed landscaped locations, the existing and proposed septic systems and leach field locations, proposed signage locations, existing and proposed parking spaces identifying the total number provided, and conformation of the title transfer is to be provided; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application to their July 8, 2014 Planning Board Meeting.

The above Resolution was offered by _____ and seconded by _____ at a regular scheduled Planning Board Meeting held on June 24, 2014. Following discussion, a voice vote was recorded:

Richard Gentry -
Charles Oyler -
Dan O'Bine -
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 June 24, 2014 meeting.

Kathleen Gingerich, Secretary of the Board