

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, August 25, 2015, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY: Thomas Schwartz
BOARD MEMBERS: Richard Gentry, Jane Hollen, 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

NRI Project Team Presentation – to begin at 6:30pm

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-051-15 Ron & Elena Swanson, owners of property at 3314 Eastwind Way, TM#98.42-1-62.000, are requesting a special use permit for a major home occupation (seamstress shop) in the MR zoning district.

CPN-045-15 Fields Construction, representing Richard Sands, owner of property at 4947 County Road 16, TM#154.06-1-7.100, 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-013-15 Grove Engineering, representing Joseph and Mary Bell, owner of properties 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.

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

CPN-056-15 Venezia Associates, representing Jan Rt 332 Realty Group, owner of property at 2311 NYS Route 332, TM#56.00-2-25.210, is requesting one stage site plan approval for a commercial addition to an existing car dealership (Ontario Honda) in the CC zoning district.

BOARD BUSINESS

- Approval of August 11, 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:
 - Spoleta Landscaping & Soil Erosion Surety Release
 - Villas @ Canandaigua, Section 3 – LOC Release #1
- Comprehensive Plan – General Discussion
- Other Business as Required:
 - Lakewood Meadows Sect. 8B Landscaping Amendment (pickleball court)
 - Code Updates
 - Joint Meeting of the Boards – October 26 (schedule of events)

STAFF REPORTS

UPCOMING APPLICATIONS

SEPTEMBER 15, 2015 MEETING:

- CPN-023-15 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 and site modifications in the CC zoning district.

SEPTEMBER 22, 2015 MEETING:

- CPN-034-14 Tony Yannotti, owner of property at 2536-2538 NYS Route 21, TM#71.00-1-18.200, is requesting amended special use permit approval to place an ice cream stand in the AR-1 zoning district.

OCTOBER 13, 2015 MEETING:

- 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 to re-zone a parcel.

ADJOURNMENT

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

**APPLICANT(S): WEGMAN COMPANIES INC.
PROJECT NAME – VILLAS @ CANANDAIGUA SUBDIVISION, SECTION 3
RELEASE – LETTER OF CREDIT RELEASE NO. 1
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 Surety Release Form dated August 12, 2015 and a cover letter from the Town Engineer (MRB Group) dated August 18, 2015 describing the items involved with the subject release of the Surety for this project; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested partial release of \$222,097.57 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, August 25, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 August 25, 2015 meeting.

John Robortella, Secretary of the Board L. S.

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

**APPLICANT(S): MICHAEL M. & SHAREEN M. SPOLETA
PROJECT NAME – SPOLETA RESIDENCE – 3448 POPLAR BEACH ROAD
RELEASE – LANDSCAPING & EROSION CONTROL SURETY RELEASE NO. 1 (FINAL)
CPN No. 108-13**

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 Code Enforcement Officer and a cover letter from the Town Engineer (MRB Group) dated August 12, 2015 describing the items involved with the subject final release of the Landscaping & Erosion Control Surety for this project; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested final release of \$2,722.50 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 Request 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, August 25, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 August 25, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

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 August 25, 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 cannot act on this application until the requested information by the NYSDEC has been addressed and revised subdivision plans provided; and

WHEREAS, the project requires an area variance from the front setback requirements for lot 1 and lot 2 from the Zoning Board of Appeals and is scheduled for the September 15, 2015 ZBA meeting; 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, _____, 2015** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 25, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 August 25, 2015 meeting.

John Robortella, Secretary of the Board L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
RONALD AND ELENA SWANSON – 3314 EASTWIND WAY
CPN 051-15 TM# 98.42-1-62.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-59
MAJOR HOME OCCUPATION SEAMSTRESS SHOP
SEQR RESOLUTION- TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for Major Home Occupation in Residential Area to operate a home-based Seamstress Shop in the MR-281 zoning district located at 3314 Eastwind Way; and

WHEREAS, this application was not required to be forwarded to Ontario County Planning Board as it on the Exemption List #6; 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, August 25, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 August 25, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
RONALD AND ELENA SWANSON – 3314 EASTWIND WAY
CPN 051-15 TM# 98.42-1-62.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-59
MAJOR HOME OCCUPATION SEAMSTRESS SHOP

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for Major Home Occupation in Residential Area to operate a home-based Seamstress Shop in the MR-281 zoning district located at 3314 Eastwind Way; and

WHEREAS, this application was not required to be forwarded to Ontario County Planning Board as it on the Exemption List #6; and

WHEREAS, the Planning Board has 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 thereby completing the environmental review; and

WHEREAS, on August 25, 2015, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board does hereby determine the proposed Special Use Permit to be consistent with the provisions of Chapter § 220-35 and § 220-59 of the Town Code; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested special use permit with the following conditions:

1. The special use permit shall remain in effect for the current and future owners and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code § 220-35 and § 220-59.
2. In compliance with Town Code §220-35 and §220-59 the Town Code Enforcement Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer and/or Zoning Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
4. In the event of any complaints about the proposed Special Use Permit operations being filed with the Code Enforcement Officer and failure to take corrective action by the applicant shall be brought to the attention of the Planning Board.
5. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
6. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant with the Town of Canandaigua Waiver Request Form dated June 25, 2015.
7. A separate approval by the Planning Board is required for all signage.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
RONALD AND ELENA SWANSON – 3314 EASTWIND WAY
CPN 051-15 TM# 98.42-1-62.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-59
MAJOR HOME OCCUPATION SEAMSTRESS SHOP

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 25, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 August 25, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
RONALD AND ELENA SWANSON – 3314 EASTWIND WAY
– CPN 051-15 TM# 98.42-1-62.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-59
MAJOR HOME OCCUPATION SEAMSTRESS SHOP
SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for Major Home Occupation in Residential Area to operate a home-based Seamstress Shop in the MR-281 zoning district located at 3314 Eastwind Way; and

WHEREAS, this application was not required to be forwarded to Ontario County Planning Board as it on the Exemption List #6; and

WHEREAS, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations thereby completing the environmental review; and

WHEREAS, on August 25, 2015, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

WHEREAS, the Planning Board approved the request for a Special Use Permit and determined the Special Use Permit was consistent with the provisions of Chapter 220-35 and §220-59 of the Town Code; 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 the applicant with the Town of Canandaigua Waiver Request Form dated June 25, 2015.
2. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
3. All proposed signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-59 and will require a separate approval by the Planning Board.
4. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 25, 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
RONALD AND ELENA SWANSON – 3314 EASTWIND WAY
CPN 051-15 TM# 98.42-1-62.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-59
MAJOR HOME OCCUPATION SEAMSTRESS SHOP
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 August 25, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

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TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
RONALD AND ELENA SWANSON – 3314 EASTWIND WAY
CPN 051-15 TM# 98.42-1-62.000
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-59
MAJOR HOME OCCUPATION SEAMSTRESS SHOP

1. In August 25, 2015 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
2. 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.
3. 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.
4. The applicant has submitted an application for Special Use Permit approval for Major Home Occupation in Residential Area to operate a home-based Seamstress Shop in the MR-281 zoning district located at 3314 Eastwind Way.
5. No additional site improvements including exterior changes or lighting are proposed.
6. No additional parking spaces will be required as all parking required for this operation will be contained within the driveway for the dwelling.
7. Conducted by appointment only, no walk-in trade allowed.
8. All proposed signage is to comply with the Town of Canandaigua Town Code, §220-83, 3(a)-3(d) and §220-59 and will require a separate approval by the Planning Board.
9. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35 and §220-59 of the Town Code.
10. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
11. There are no variances requested.
12. This application was not referred to anyone for review and comment:
13. A referral to the Ontario County Planning Board (OCPB) was not required.
14. A Town of Canandaigua Waiver Request from a professional prepared site plan pursuant to Town Code §220-65 (L) was completed dated June 25, 2015 and provided to the Planning Board.
15. The Planning Board granted the waiver from a professional prepared site plan.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Preliminary and Final subdivision plan approval for a 2-lot subdivision in the RLD zoning district creating 2 lots from the 3.99 acre parent parcel including Lot 1 at 3.46 acres, Lot 2 at .531 acres with no new development proposed and all other relevant information submitted as of August 25, 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 Richard Sands 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
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL 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, August 25, 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
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

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 August 25, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Preliminary and Final subdivision plan approval for a 2-lot subdivision in the RLD zoning district creating 2 lots from the 3.99 acre parent parcel including Lot 1 at 3.46 acres, Lot 2 at .531 acres with no new development proposed and all other relevant information submitted as of August 25, 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 August 25, 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 requiring Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring on these lots.
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 for lot 2 or the existing septic system and leach field area located on lot 1 has been approved by the Canandaigua Lake Watershed Inspector to service both lots 1 and 2.
3. The comments within the Town Engineer’s letter dated August 10, 2015 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
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 for both lots 1 and 2.
5. 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 25, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 August 25, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL

1. The Town of Canandaigua Planning Board is considering Preliminary & Final subdivision plan approval for a 2-lot subdivision in the RLD zoning.
2. Applicant is proposing to subdivide a 3.99 acre parcel creating 2 Lots including Lot 1 at 3.46 acres and Lot 2 at .531 acres.
3. Proposed lot 1 contains an existing single-family dwelling and driveway off County Road 16.
4. Proposed lot 2 is vacant.
5. No new development proposed at this time for either lot 1 or lot 2.
6. 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.
7. Separate site plan approval by the Planning Board is required prior to any development occurring on the proposed lots.
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. This application was referred to the following agencies for review and comment:
 - George Bardin, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - William Wright, Ontario County DPW
 - Town Environmental Conservation Board
 - MRB Group – Town Engineer
 - Ontario County Planning Board
 - Michael Miller, Chief Cheshire Fire Dept.
 - Carleen Pierce, Canandaigua City School District
12. A referral to the Ontario County Planning Board (OCPB) was not required due to Exemption #11.
13. 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.
14. Lot 2 is not considered an approved “build-able” lot requiring Site Plan approval from the Town of Canandaigua Planning Board prior to any development occurring.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
JEREMY FIELDS FOR RICHARD SANDS (2-LOT SUBDIVISION)
4947 COUNTY ROAD 16
CPN 45-15 – TM#154.06-1-7.100
PRELIMINARY & FINAL SUBDIVISION PLAN APPROVAL

15. A perc test has not been conducted for the proposed new lot 2 and shall not be considered a “buildable” lot until a satisfactory per test has been completed or the existing septic system and leach field area located on lot 1 has been approved by the Canandaigua Lake Watershed Inspector to service both lots 1 and 2.
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.

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED

FOR REVIEW

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE

JUN 12 2015

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>Subdivision for Richard Sands</i>			
Project Location (describe, and attach a location map): <i>4947 Co Rd 16, Canandaigua</i>			
Brief Description of Proposed Action: <i>Divide 1 Acre parcel into 2 Lots</i> <i>Lot 1 = 3.46 AC</i> <i>Lot 2 = 0.531 AC</i>			
Name of Applicant or Sponsor: <i>Fields Construction</i>		Telephone: <i>315-0015</i>	
Address: <i>4608 Co Rd 1</i>		E-Mail: <i>jeremyfields5683@gmail</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	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:		NO	YES
<i>Town of Canandaigua Planning Board</i>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>4.011</i> acres	
b. Total acreage to be physically disturbed?		<i>—</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>4.011</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): <i>Lakefront</i>			
<input type="checkbox"/> Parkland			

RESET

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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? <i>Canandaigua Lake</i>	NO	YES	
	<input type="checkbox"/>	<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 checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES			

<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>Rocco Venezia LS</u> Date: <u>6/12/15</u></p> <p>Signature: <u>[Signature]</u></p>		

Project:	Sands - 2-Lot Subdivision
Date:	August 25, 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: Sands Subdivision

Date: August 25, 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 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	August 25, 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)

PRINT FORM

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, last revised July 31, 2015 and all other relevant information submitted as of August 25, 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
4865 COUNTY ROAD 16
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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, August 25, 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
CPN 013-15 TM# 140.18-1-8.111
SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE

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 August 25, 2015 meeting.

_____ L. S.
John Robortella, Secretary of the Board

DRAFT

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, last revised July 31, 2015 and all other relevant information submitted as of August 25, 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 August 25, 2015 the Planning Board, serving as lead agency made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQRA; 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 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.
4. The comments within the Town Engineer's letter dated _____, 2015 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
5. An approval from Canandaigua Watershed and NYSDOH regarding their review of the of the proposed redesigned 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

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

amended site plans are in compliance with the Town's Shoreline Development Guideline requirements.

7. An Administrative Combination 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.
- 8.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 25, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 August 25, 2015 meeting.

L. S.

John Robortella, 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 and detailed on plans dated March 20, 2015 and last revised July 31, 2015
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 Combination Plan review and approval.
5. An Administrative Combination 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 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 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, last revised July 31, 2015 and all other relevant information submitted as of August 25, 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 April 6, 2015 meeting. This application is on the exempt list.
18. A comment letter dated April 15, 2015 was received from the Town Engineer.
19. Comments were received from the Canandaigua Watershed Manager in an e-mail dated April 13, 2015.
20. Comments were received from the Environmental Conservation Board and forwarded to the Planning Board for consideration.
21. Comments from George Barden were received in an email dated April 1, 2015 regarding his review of the proposed project.
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 with conditions at the April 21, 2015 ZBA meeting.
- An Administrative Combination Plan approved by the Town Development Office and signed by the Planning Board Chairman.
 - Septic System Approval granted by NYSDOH.
 - The peak of the relocated garage will not be significantly taller than the existing house (to be removed) and only 7' above the road elevation.
27. The plans were revised and resubmitted for review and approval at the June 9, 2015 PB meeting.
28. The plans discussed at the June 9, 2015 PB meeting depicted the proposed detached garage in a new location and the conditions of the area variance granted by the Town of Canandaigua

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
GROVE ENGINEERING FOR JOSEPH & MARY BELL – DRIVEWAY IMPROVEMENTS
4865 COUNTY ROAD 16
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SINGLE-STAGE SITE PLAN APPROVAL

Zoning Board of Appeals stated that any deviation from site plan that was before them would invalidate the variance.

29. A Zoning Determination was completed by the Town CEO dated August 3, 2015.
30. The determination was that a single-family dwelling with detached private garage is a permitted principal use in the Residential Lake zoning district.
31. An area variance is required for the proposed private garage front setback of 60.0' when 142.2' is required.
32. The revised plans were resubmitted for review at the August 18, 2015 ZBA meeting.
33. The requested area variance was reviewed and approved with conditions at the August 18, 2015 ZBA meeting.
 - An Administrative Combination Plan approved by the Town Development Office and signed by the Planning Board Chairman.
 - Septic System Approval granted by NYSDOH.
 - The peak of the relocated garage will not be significantly taller than the existing house (to be removed) and only 7' above the road elevation.
34. A letter dated March 18, 2015 from Grove Engineering documenting compliance with the Shoreline Development Guidelines was received by the Town Development Office.
35. 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.
36. 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.

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED MAR 13 2015	TOWN OF CANANDAIGUA DEVELOPMENT OFFICE FOR REVIEW
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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:			
Project Location (describe, and attach a location map): <i>4865 & 4885 COUNTY RD 16, CANANDAIGUA, NY</i>			
Brief Description of Proposed Action: <i>RELOCATION OF DRIVEWAY, DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE, RELOCATION OF EXISTING ATTACHED GARAGE TO DETACHED ON NORTH PROPERTY LINE</i>			
Name of Applicant or Sponsor: <i>WILLIAM GROVE</i>		Telephone: <i>585-797-3989</i>	
		E-Mail: <i>grove.engineering@yahoo.com</i>	
Address: <i>8677 STATE RT 53</i>			
City/PO: <i>NAPLES</i>		State: <i>NY</i>	Zip Code: <i>14512</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>CANANDAIGUA WATERSHED APPROVAL REQUIRED FOR SEPTIC MODIFICATIONS</i>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>3.358</i> acres	
b. Total acreage to be physically disturbed?		<i>0.87</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>3.358</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" 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	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>ONSITE SEPTIC SYSTEMS</u>	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" 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: _____ <u>CANANDAIGUA LAKE</u>		<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 checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <u>DISCHARGES WILL BE DIRECTED TO EXISTING PRIVATE STORM SEWER SYSTEM</u>		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	

<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>_____</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>_____</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>_____</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>WILLIAM GROVE</u> Date: <u>3/12/15</u></p> <p>Signature: <u>William D. Fu</u></p>		

Project:	Joseph & Mary Bell
Date:	August 25, 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:		
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: August 25, 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 August 11, 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.

<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 <small align="center">Name of Lead Agency</small>	August 25, 2015 <small align="center">Date</small>
Thomas Schwartz <small align="center">Print or Type Name of Responsible Officer in Lead Agency</small>	Planning Board Chairman <small align="center">Title of Responsible Officer</small>
<small align="center">Signature of Responsible Officer in Lead Agency</small>	<small align="center">Signature of Preparer (if different from Responsible Officer)</small>

PRINT FORM

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING JAN RTE. 332 REALTY CORP.
ONTARIO HONDA - 2311 NYS ROUTE 332
CPN 056-15 TM# 56.00-2-25.210 & 56.00-2-25.710
SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE/ NEGATIVE DECLARATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has reviewed the State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) Part 1, prepared by the Venezia Associates and the Short EAF Part 2 & Part 3 completed by the Planning Board on the above referenced Ontario Honda (hereinafter referred to as proposed development); and

WHEREAS, the Planning Board determines that said proposed development is classified as an Unlisted Action under the 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 does hereby designate itself as lead agency for the proposed development above herein; 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 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;
- (v) the site is within an identified archaeological sensitive area and the applicant is working with the State Historic Preservation Office (SHPO) to resolve these potential impacts;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING JAN RTE. 332 REALTY CORP.
ONTARIO HONDA - 2311 NYS ROUTE 332
CPN 056-15 TM# 56.00-2-25.210 & 56.00-2-25.710
SINGLE-STAGE SITE PLAN APPROVAL
SEQR – DETERMINATION OF SIGNIFICANCE/ NEGATIVE DECLARATION

- (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 Long 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, August 25, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 August 25, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING JAN RTE. 332 REALTY CORP.
ONTARIO HONDA - 2311 NYS ROUTE 332
CPN 056-15 TM# 56.00-2-25.210 & 56.00-2-25.710
SINGLE-STAGE SITE PLAN APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a request for Single-Stage Site Plan approval for the proposed 4,816 SF building addition and parking lot expansion to the existing car dealership (Ontario Honda) located at 2311 NYS Route 332 as described in the Site Plans dated July 27, 2015 and all other relevant information submitted as of August 25, 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 August 25, 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. The comments within the Town Engineer's letter dated August 10, 2015 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
4. According to NYS Department of Transportation (NYSDOT), the right-of-way as identified on the site plans does not accurately show all of the lands currently owned by NYSDOT. The site plans are to be revised to correctly identify the limits of the NYSDOT property prior to the signing by the Planning Board Chairman.
5. The comments from the Canandaigua-Farmington Water District are to be addressed and signature affixed to the site plans prior to signing by the Planning Board Chairman.
6. 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES REPRESENTING JAN RTE. 332 REALTY CORP.
ONTARIO HONDA - 2311 NYS ROUTE 332
CPN 056-15 TM# 56.00-2-25.210 & 56.00-2-25.710
SINGLE-STAGE SITE PLAN APPROVAL

7. 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.
8. An approval from the Canandaigua Lake County Sewer District (CLCSD) regarding their review of the sanitary sewer improvements is to be provided to the Development Office prior to the issuance of the Certificate of Occupancy.
9. The proposed Administrative Lot Line Adjustment Plan is to be approved by the Town Development Office and signed by the Planning Board Chairman prior to signatures being affixed to the Final Site Plans.
10. A "No Effect" letter from the State Historic Preservation Office (SHPO) is to be provided to the Town Development Office prior to the issuance of Building Permits.
11. A separate signage application for all proposed ground and building signage is to be provided to the Town Development Office for review and approval.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 25, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Jane Hollen -
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 August 25, 2015 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES REPRESENTING JAN RTE. 332 REALTY CORP.
ONTARIO HONDA - 2311 NYS ROUTE 332
CPN 056-15 TM# 56.00-2-25.210 & 56.00-2-25.710
SINGLE-STAGE SITE PLAN APPROVAL

1. The Planning Board is considering a request for Single-Stage Site Plan approval for the proposed 4,816 SF building addition and parking lot expansion to the existing car dealership (Ontario Honda) located at 2311 NYS Route 332 as described in the Site Plans dated July 27, 2015 and all other relevant information submitted as of August 25, 2015.
2. The application is classified as an Unlisted Action in accordance with implementing regulations of NYS Environmental Quality Review Act (NYCRR Part 617).
3. The Planning Board determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations and determined that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations.
4. On August 25, 2015, the Planning Board designated itself as lead agency for the proposed development and determined that the development **WILL NOT** result in any significant adverse environmental impacts based on the review of the Short Environmental Assessment Form (EAF) Parts 1, 2, and 3.
5. The Planning Board made a Determination of Non-Significance on the proposed development and issued a Negative Declaration as evidence of the Planning Board's determination.
6. The proposed project is located within an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) Archaeological Site Inventory.
7. The applicant is to coordinate with SHPO and provide a "No Effect" letter to the Town of Canandaigua Development Office.
8. The project includes 4,816 square foot building addition and parking lot expansion to the existing car dealership (Ontario Honda) with ancillary site improvements, including on-site customer and display parking spaces, stormwater mitigation areas (green infrastructure) in accordance with NYSDEC, landscaping and lighting improvements.
9. The project is maintaining its existing entrance off NYS Route 332 and its existing north entrance off Emerson Road.
10. The project is serviced by existing public water off NYS Route 332 (Canandaigua-Farmington Water District).
11. The project is serviced by existing public sanitary sewer off NYS Route 332 (Canandaigua Lake County Sewer District).
12. Parking spaces required: (1) space / per 100 sf of service space (4,816 sf / 100) = 49 spaces.
13. Parking spaces required: (1) space / per 300' of sales (8,111 sf / 300) = 27 spaces.
14. A total of 76 parking spaces are required to be provided of which 3 spaces shall be marked for handicap parking.
15. The project is proposing 193 parking spaces of which 78 are for customer and employees and 115 spaces are for display parking.
16. The applicant is proposing to combine the 2.910 acre parcel identified as T.M. # 56.00-2-25.21 with the 1.130 acre parcel identified as T.M. # 56.00-2-25.71 creating a 4.040 acre lot.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES REPRESENTING JAN RTE. 332 REALTY CORP.
ONTARIO HONDA - 2311 NYS ROUTE 332
CPN 056-15 TM# 56.00-2-25.210 & 56.00-2-25.710
SINGLE-STAGE SITE PLAN APPROVAL

17. The proposed Administrative Lot Line Adjustment Plan is to be approved by the Town Development Office and signed by the Planning Board Chairman prior to signatures being affixed to the Final Site Plans.
18. Landscaping Calculations for proposed project:
 - Lot Size: 4.040 acres (175,982 sq ft)
 - 30% required green space = 1.2 acres (52,795 sq ft)
 - 1,250 sq ft = **42 canopy shade trees are required**
 - 250 sq ft = **211 deciduous shrub / evergreens are required**
19. According to Section 220-76 D(15) in all districts, automotive use areas containing more than 10 parking spaces shall have at least one shade tree for each 10 parking spaces or portion thereof.
20. The plans depict 193 parking spaces requiring 20 shade trees to be provided within the parking area. A total of 24 shade trees are provided.
21. According to Section 220-76 D(15) parking areas designed for more than 10 cars are required to provide a minimum of 5% of the interior of the parking area for landscaping.
22. The plans depict approximately 5,458 sq ft of devoted landscaping within the parking area where approximately 5,222 sq ft is required.
23. This application was referred to the following agencies for review and comment:
 - Greg Trost, NYS DOT
 - Dave Degear, Canandaigua-Farmington Water District Superintendent
 - Jim Fletcher, Town of Canandaigua Highway Superintendent
 - Mark Marentette, Chief of the Canandaigua City Fire Department
 - MRB Group, Town Engineer
 - John Berry, Canandaigua lake County Sewer District
 - William Wright, Ontario County DPW
 - Geoff Brennessel, NYSEG
 - Wayne Dunton, RG&E
 - Benjamin Groth, NYSDEC
 - Ontario County Planning Board
 - Carleen Pierce, Canandaigua City School District

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA ASSOCIATES REPRESENTING JAN RTE. 332 REALTY CORP.
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SINGLE-STAGE SITE PLAN APPROVAL

24. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received.
25. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
26. A comment letter dated August 19, 2015 was received from the Town Engineer.
27. NYSDEC has completed a review of this application and forwarded a response in an email dated August 13, 2015.
28. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
29. The Planning Board discussed site lighting with the applicant and asked the applicant to consider LED lighting.
30. A separate signage application for all proposed ground and building signage is required to be provided to the Town Development Office.
- 31.

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE

JUL 17 2015

Instructions for Completing

RECEIVED

FOR REVIEW

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>Site Plan for Ontario Honda</i>			
Project Location (describe, and attach a location map): <i>2311 Rochester Rd, Canandaigua</i>			
Brief Description of Proposed Action: <i>Addition to existing bldg.</i>			
Name of Applicant or Sponsor: <i>Venezia + associates</i>		Telephone: <i>396-3267</i>	
Address: <i>5720 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 type="checkbox"/>
			YES <input checked="" 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>4.04</i> acres	
b. Total acreage to be physically disturbed?		<i>3.54</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>4.04</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 checked="" type="checkbox"/> Commercial <input 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	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" 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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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 type="checkbox"/> Suburban - <i>Commercial</i>			
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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

<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>_____</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>_____</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>_____</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 + ASSOCS</u> Date: <u>7/17/15</u></p> <p>Signature: <u>[Signature]</u></p>		

Project: Ontario Honda

Date: August 25, 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: Ontario Honda

Date: August 25, 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 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 development of the proposed Ontario Honda Project located at 2311 NYS Route 332, Canandaigua NY. Based upon this evaluation, the Planning Board, in a separate resolution adopted on Tuesday, August 25, 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
Name of Lead Agency

August 25, 2015
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)

PRINT FORM