

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

PLANNING BOARD

Tuesday, September 27, 2016, 6:30 p.m.

MEETING AGENDA

MEETING CALLED BY: Thomas Schwartz

BOARD MEMBERS: Karen Blazey, Richard Gentry, 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

SKETCH PLANS:

NONE AT THIS TIME

CONTINUED PUBLIC HEARINGS / ONE STAGE SITE PLANS:

CPN-036-16 McMahon LaRue Associates representing Morgan Canandaigua Land LLC, owners of property at southeast corner of Brickyard Road and Yerkes Road, TM#56.00-1-55.220, are seeking Site Plan Approval for construction of 13 apartment buildings with a total of 122 units.

CPN-035-16 Grove Engineering, representing Bruce Mink, owner of property at 4788 County Road 16, TM# 140.14-1-14.211, is seeking single stage subdivision approval.

NEW PUBLIC HEARINGS / ONE-STAGE SITE PLANS:

CPN-054-16 Christine Farren, owner of property at 4443 County Road 16. TM#126.20-1-1.200, seeking a Special Use Permit to operate a Tourist/Guest home.

CPN-056-16 Parrone Engineering representing Finger Lakes United Cerebral Palsy Inc., owners of property at 5415 County Road 30, TM#83.00-1-35.211, are seeking Site Plan Approval for Phase 3 of Multi-phase Happiness Apartment Project, including construction of one-eight unit and one-twenty two unit apartment buildings with associated roadway, parking, sidewalks and underground utilities.

CPN-058-16 Venezia & Associates representing John Bartholf, owner of property at 4959 Waters Edge, TM#98.09-1-19.000, seeking Site Plan Approval to Tear down an existing structure and rebuild a new single family home.

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*

INCOMPLETE APPLICATION / ADDITIONAL INFORMATION REQUIRED:

BOARD BUSINESS

- Approval of August 23, 2016 meeting minutes
- Referrals to Town Board: *None at this time*
- Recommendations to Zoning Board of Appeals: *None at this time*
- Recommendations to the Code Enforcement Officer: *None at this time*
- Resubdivision / Annexations: *None at this time*
- Letter of Credit/Bond Releases:
 - Centerpointe Townhouses Parcel R1-D Release No. 2
 - Centerpointe Townhouses Parcel R1-E Release No. 2
- Comprehensive Plan – General Discussion
- Other Business as Required:
 - Sarah Genecco, owner of property at 1880 NYS Route 332, TM#55.02-1-7.100, is requesting to amend a one stage site plan approved on November 10, 2015 and amended on June 14, 2016, for a commercial addition and site modifications in the CC zoning district
 - Centerpointe Apartments Revised Landscaping Plan
 - Solar Draft Law

- ❑ Referral from Town Board:

DiMarco Project, County Road 10 & County Road 46

STAFF REPORTS

UPCOMING APPLICATIONS

OCTOBER 11, 2016

OCTOBER 25, 2016

Adjournment

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MORGAN CANANDAIGUA LAND LLC – CENTERPOINTE APARTMENTS, PHASE 3
BRICKYARD ROAD – PUD ZONING DISTRICT
CPN-036-16 TM# 56.00-1-55.220

SINGLE STAGE SITE PLAN - CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for the construction of 14 apartment buildings (Phase 3 of Centerpointe Apartments corner of Yerkes Road and Brickyard Road) totaling 115 dwelling units on Lot R1F totaling 11.334 acres as described in the Final Site Plans dated May 2016 and all other relevant information submitted as of September 27, 2016 (the current application); and

WHEREAS, the proposed application is within a Planned Unit Development (PUD) zoning district approved by the Town Board in 1986 and any modification to the PUD requires Town Board approval; and

WHEREAS, a Zoning Law Determination was prepared by the Town of Canandaigua Zoning Officer dated May 26, 2016 stating that the residential unit total increases by 59 units from the allowable number, the plans do not meet the minimum required set back to the internal road, and the plans do not meet the minimum required setback between apartments areas; and

WHEREAS, the Zoning Law Determination stated that the Planning Board shall determine whether or not the modified plan is still in keeping with the intent of the PUD zoning resolution and that no approval can be given until such time the Town Board consent has been provided; and

WHEREAS, the applicant and the Planning Board have agreed to continue this application to a later date to allow additional time for review and preparation of a response to the Town Board; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application to their Tuesday, _____, 2016 Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 27, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
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 September 27, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING JOHN BARTHOLF
4959 WATERS EDGE – RLD DISTRICT
CPN 058-16 TM# 98.09-1-19.000
SINGLE-STAGE SITE PLAN APPROVAL

SEQR RESOLUTION – TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the demolition of the existing dwelling and for the construction of a new two-story single-family dwelling, driveway, and garage located at 4959 Water Edge within the RLD zoning district and detailed on site plans last revised August 18, 2016, and all other relevant information submitted as of September 27, 2016 (the current application); 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, September 27, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oylet -
Karen Blazey -
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 September 27, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING JOHN BARTHOLF
4959 WATERS EDGE – RLD DISTRICT
CPN 058-16 TM# 98.09-1-19.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the demolition of the existing dwelling and for the construction of a new two-story single-family dwelling, driveway, and garage located at 4959 Water Edge within the RLD zoning district and detailed on site plans last revised August 18, 2016, and all other relevant information submitted as of September 27, 2016 (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 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; and

WHEREAS, this application was forwarded to Ontario County Planning Board for review and provided no formal recommendation to deny or approve; 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. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. 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.
3. All comments per the Canandaigua Lake County Sewer District comment letter dated August 25, 2016 are to be addressed. An approval from the Canandaigua Lake County Sewer District is required prior to issuance of a certificate of occupancy.
4. The comments within the Town Engineer's letter dated September 20, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
5. A Site Development Building Permit application is to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA & ASSOCIATES REPRESENTING JOHN BARTHOLF
4959 WATERS EDGE – RLD DISTRICT
CPN 058-16 TM# 98.09-1-19.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

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 site plans are to be revised to provide additional landscaping along the lakeside of the property to comply with the Town's Shoreline Development Guideline requirements.
7. The area variances granted by the ZBA are to be detailed on the site plans.
8. The comments within the Town Highway and Water Superintendent's letter dated August 29, 2016 are to be addressed to the satisfaction of the Town Highway and Water Superintendent prior to signing by the Planning Board Chairman.
- 9.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 27, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
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 September 27, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA & ASSOCIATES REPRESENTING JOHN BARTHOLF
4959 WATERS EDGE – RLD DISTRICT
CPN 058-16 TM# 98.09-1-19.000
SINGLE-STAGE SITE PLAN APPROVAL**

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for Single-Stage Site Plan approval for the demolition of the existing dwelling and for the construction of a new two-story single-family dwelling, driveway, and garage located at 4959 Water Edge within the RLD zoning district.
2. Detailed Site Plans dated June 15, 2016 last revised August 18, 2016 and all other relevant information submitted as of September 27, 2016 were provided for review.
3. 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.
4. 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.
5. This application was forwarded to the following outside agencies for review:
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Jim Fletcher, Highway & Water Superintendent
 - MRB Group, Town Engineers
 - John Berry, Canandaigua Lake County Sewer District
 - William Wright, Ontario County DPW
 - Town Environmental Conservation Board
 - Ontario County Planning Board
 - Mark Marentette, Chief City Fire Department
6. A referral to the Ontario County Planning Board (OCPB) was required and no formal recommendation to deny or approve was provided.
7. Comments from Town Engineer per letter dated September 20, 2016 were provided.
8. Comments from the Town Highway and Water Superintendent per letter dated August 29, 2016 were provided.
9. Comments were received from the Ontario County DPW in a letter dated August 25, 2016.
10. Comments were received from the Canandaigua Lake County Sewer District in an email dated September 13, 2016.
11. Comments were received from the Canandaigua Lake Watershed Council in an email dated September 14, 2016.
12. The Planning Board has reviewed these comments and has considered them as part of their review of the application.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
VENEZIA & ASSOCIATES REPRESENTING JOHN BARTHOLF
4959 WATERS EDGE – RLD DISTRICT
CPN 058-16 TM# 98.09-1-19.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

13. A Zoning Law Determination was provided dated August 23, 2016 with the following determination:

DETERMINATION:

- Proposed retaining wall is a structure and lies 41 ft. from the front property line where 50 ft. is required.
- Applicant shall submit a Tear Down/Rebuild House application to the Town for review.

14. An application to the ZBA was required for the following:

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Applicant shall apply for a 9 ft. area variance for accessory structure (retaining wall) 41 ft. from front property line where 50 ft. is required.
15. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate to be provided prior to the issuance of building permits.
16. The Planning Board discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements.
17. The Planning Board determined that the proposed site plans are in compliance with the Town's Shoreline Development Guideline requirements.

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GROVE ENGINEERING FOR BRUCE MINK (2-LOT SUBDIVISION)
4788 COUNTY ROAD 16 – RLD & RR-3 ZONING DISTRICTS
CPN 034-16 & 035-16 – TM#140.14-1-14.211
SINGLE STAGE SUBDIVISION PLAN APPROVAL**

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single Stage Subdivision Plan Approval for a two (2) lot subdivision creating Lot #1 at 1.68 acres with an existing 2-story single-family dwelling and Lot #2 at 16.89 acres with an existing tennis court and barn from an existing 18.57 acre parcel in the RLD and RR-3 zoning districts, with no new development proposed as shown on the Final Subdivision Plan titled “Subdivision Plat Mink Property” prepared by Grove Engineering dated July 12, 2016 and all other relevant information submitted as of September 27, 2016 (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 Mink 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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GROVE ENGINEERING FOR BRUCE MINK (2-LOT SUBDIVISION)
4788 COUNTY ROAD 16 – RLD & RR-3 ZONING DISTRICTS
CPN 034-16 & 035-16 – TM#140.14-1-14.211
SINGLE STAGE SUBDIVISION PLAN APPROVAL

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

- 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 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.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GROVE ENGINEERING FOR BRUCE MINK (2-LOT SUBDIVISION)
4788 COUNTY ROAD 16 – RLD & RR-3 ZONING DISTRICTS
CPN 034-16 & 035-16 – TM#140.14-1-14.211
SINGLE STAGE SUBDIVISION PLAN APPROVAL

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 27, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
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 September 27, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

Project: Mink Subdivision

Date: September 27, 2016

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: **Mink Subdivision**Date: **September 27, 2016**

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.

- ☐ 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

September 27, 2016

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)

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GROVE ENGINEERING FOR BRUCE MINK (2-LOT SUBDIVISION)
4788 COUNTY ROAD 16 – RLD & RR-3 ZONING DISTRICTS
CPN 034-16 & 035-16 – TM#140.14-1-14.211**

SINGLE STAGE SUBDIVISION PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single Stage Subdivision Plan Approval for a two (2) lot subdivision creating Lot #1 at 1.68 acres with an existing 2-story single-family dwelling and Lot #2 at 16.89 acres with an existing tennis court and barn from an existing 18.57 acre parcel in the RLD and RR-3 zoning districts, with no new development proposed as shown on the Final Subdivision Plan titled “Subdivision Plat Mink Property” prepared by Grove Engineering dated July 12, 2016 and all other relevant information submitted as of September 27, 2016 (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 September 27, 2016 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. 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.
2. A note is to be added to the subdivision plan stating that no new development is proposed on lot 2 and that lot 2 is not an approved “build-able” lot requiring Site Plan approval from the Town of Canandaigua Planning Board prior to development occurring on said lot.
3. A letter dated August 17, 2016 was received from the Canandaigua Lake Watershed Commission approving the design of the proposed onsite wastewater treatment system for 4788 County Road 16 (Lot 1) as detailed on the Presby Replacement Septic System Plans dated June 21, 2016 last revised August 16, 2016 prepared by Grove Engineering.
4. 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 and forwarded to the Town Development Office.
5. 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 new lot 2.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
GROVE ENGINEERING FOR BRUCE MINK (2-LOT SUBDIVISION)
4788 COUNTY ROAD 16 – RLD & RR-3 ZONING DISTRICTS
CPN 034-16 & 035-16 – TM#140.14-1-14.211

SINGLE STAGE SUBDIVISION PLAN APPROVAL RESOLUTION

6. All approved variances granted by the ZBA are to be detailed on the final subdivision plans prior to signatures being affixed to the subdivision plans.
7. The comments within the Town Engineer's letter dated June 21, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
8. A cross access easement for the shared driveway shall be depicted on the subdivision plan and submitted to the Planning Board Attorney for review and approval. Said easement shall be filed at the same time as the subdivision plat with the County Clerk and proof of filing shall be forwarded to the Development Office within 5-days of filing.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 27, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
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 September 27, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
GROVE ENGINEERING FOR BRUCE MINK (2-LOT SUBDIVISION)
4788 COUNTY ROAD 16 – RLD & RR-3 ZONING DISTRICTS
CPN 034-16 & 035-16 – TM#140.14-1-14.211
SINGLE STAGE SUBDIVISION PLAN APPROVAL**

FINDINGS

1. The Town of Canandaigua Planning Board is considering Single Stage Subdivision Plan approval for a 2-lot subdivision in the RLD and RR-3 zoning districts.
2. Applicant is proposing to subdivide an 18.57 acre parent parcel creating 2 Lots, including Lot 1 at 1.68 acres and Lot 2 at 16.89 acres.
3. Proposed Lot 1 contains an existing 2-story single family dwelling.
4. Lot 2 contains an existing barn and tennis court.
5. No new development proposed at this time for Lot 1 and Lot 2.
6. Public water is available.
7. There is no public sewer.
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. Conservation Subdivision regulations shall apply to all subdivisions of property in all zoning districts unless:
 - The proposed subdivision results in a total of four or fewer lots created from one parent parcel; and
 - The road frontage of the parent parcel will not be reduced by more than 50%; and
 - No new public street or private roads will be created; and
 - No more than 10% of the parent parcel contains priority natural resources as identified in the Town's Natural resources Inventory.
12. The Planning board determined that this application does not meet the conservation subdivision requirements.
13. This application was referred to the following agencies for review and comment:
 - George Bardin, Canandaigua Lake Watershed Inspector
 - Kevin Olyany, Canandaigua Lake Watershed Council
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway and Water Superintendent
 - MRB Group, Town Engineer
 - Ontario County Planning Department
 - Michael Miller, Chief Cheshire Fire Department
14. A referral to the Ontario County Planning Board (OCPB) was required.

**TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
GROVE ENGINEERING FOR BRUCE MINK (2-LOT SUBDIVISION)
4788 COUNTY ROAD 16 – RLD & RR-3 ZONING DISTRICTS
CPN 034-16 & 035-16 – TM#140.14-1-14.211
SINGLE STAGE SUBDIVISION PLAN APPROVAL**

FINDINGS

15. The application was forwarded to the Town of Canandaigua Environmental Conservation Board (ECB).
16. A comment letter was received from the Canandaigua Lake Watershed Commission dated June 6, 2016 regarding the existing septic system and leach field area recommending that a proper wastewater treatment system be designed and installed for 4788 County Road 16 on its own property.
17. A letter dated August 17, 2016 was received from the Canandaigua Lake Watershed Commission approving the design of the proposed onsite wastewater treatment system for 4788 County Road 16 as detailed on the Presby Replacement Septic System Plans dated June 21, 2016 last revised August 16, 2016.
18. A Zoning Law Determination was prepared dated July 14, 2016:

DETERMINATION:

- When a new lot is formed so as to include within its boundaries any part of a former lot on which there is an existing building or use, the subdivision must be carried out in such a manner as will not infringe upon any of the provisions of the Town Code, either with respect to any existing structures or use and any proposed structures or use or setbacks.
 - Preexisting nonconformities shall not be altered by way of property boundary modifications, or by any other way that increases the degree of nonconformance without first obtaining a variance from the Zoning Board of Appeals. Upon application for such variance, a request shall be made to the Planning Board for a recommendation regarding potential impacts.
 - Project involves the disturbance over such thresholds in the Residential Lake District as would require a Soil and Erosion Control Permit.
 - Any disturbance within the Residential Lake District which requires a Soil and Erosion Control permit requires Site Plan Approval from the Planning Board. No permits may be granted without site plan approval from the Planning Board. No Site Plan Approval Application has been made.
 - Renovation of the existing barn/garage structure will be regulated under the 'Change of Occupancy' section of the existing building code of NYS.
 - Plan details a 'gully' along the south property boundary. The NYSDEC environmental mapper details this 'gully' as a regulated stream. No structure shall be built within 100 feet of the bed of a stream carrying water on an average of six months of the year. The existing tennis court is within 100ft. of the bed of the stream.
19. The Planning Board has considered all comments as part of their review of the application.
 20. The Subdivision Plan depicts lot 1 and lot 2 with an accessible driveway location that meets the American Association of State Highway and Transportation Officials (AASHTO) requirements for sight distance.
 21. New Lot 2 is not considered an approved "buildable" lot requiring Site Plan approval prior to any development occurring on this lot.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
GROVE ENGINEERING FOR BRUCE MINK (2-LOT SUBDIVISION)
4788 COUNTY ROAD 16 – RLD & RR-3 ZONING DISTRICTS
CPN 034-16 & 035-16 – TM#140.14-1-14.211
SINGLE STAGE SUBDIVISION PLAN APPROVAL

FINDINGS

22. This application was referred to the Zoning Board of Appeals for the following:

REFERRAL TO ZONING BOARD of APPEALS FOR:

- An application requesting a 32.83 ft area variance for the front setback of lot #1 has been submitted to the Town ZBA.
- An application requesting a 57.09 ft area variance for the front setback for the barn on proposed lot #2 has been submitted to the Town ZBA.
- An application requesting an area variance to allow an accessory structure to be located within the side yard of proposed lot #2 has been submitted to the Town ZBA.
- An application requesting an area variance to allow an accessory structure on proposed lot #2 to be located within 100ft of a stream bed shall be submitted to the Town ZBA.

23. The ZBA granted the area variances at their August 16, 2016 meeting.

24. The Planning Board makes the following findings pursuant to New York State Town Law § 274-A and Town Code § 111-9.

25. 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 new developments.

26. The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.

27. The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.

28. The proposed subdivision will increase the Town's population.

29. This increase in population will intensify the need for land to be used for parks and recreation.

30. A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed subdivision plat.

31. The area of the proposed subdivision will be 18.57 acres.

32. There is not an existing park in the vicinity of the proposed subdivision.

33. A fee in lieu of parkland shall be paid at the time of issuance of building permits in the amount per family dwelling unit as established by the Town Board pursuant to Town Code § 111-8.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTINE FARREN – BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED & BREAKFAST)
4443 WEST LAKE ROAD (COUNTY ROAD 16) – RLD ZONING DISTRICT
CPN 054-16 TM# 126.20-1-1.200

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 Tourist Home (Bed-and-Breakfast) as the owner would like to convert existing residence into a 3-bed Tourist Home for Caregivers located at 4443 West Lake Road (County Road 16) in the RLD zoning district; and

WHEREAS, this application was forwarded to Ontario County Planning Board for review and a recommendation of approval was provided; 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, September 27, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyley -
Karen Blazey -
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 September 27, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTINE FARREN – BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED & BREAKFAST)
4443 WEST LAKE ROAD (COUNTY ROAD 16) – RLD ZONING DISTRICT
CPN 054-16 TM# 126.20-1-1.200

SPECIAL USE PERMIT APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for Tourist Home (Bed-and-Breakfast) as the owner would like to convert existing residence into a 3-bed Tourist Home for Caregivers located at 4443 West Lake Road (County Road 16) in the RLD zoning district; and

WHEREAS, this application was forwarded to Ontario County Planning Board for review and a recommendation of approval was provided; 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 September 27, 2016 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 §220-61 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 of the premises 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 §220-61.
2. In compliance with Town Code §220-35 and §220-61 the Town Zoning 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 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. This specially permitted use if not begun, by way of start of operations or physical development of the site, within one year of the Planning Board vote to approve the special use permit, shall expire unless renewed by the Planning Board.
6. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTINE FARREN – BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED & BREAKFAST)
4443 WEST LAKE ROAD (COUNTY ROAD 16) – RLD ZONING DISTRICT
CPN 054-16 TM# 126.20-1-1.200

SPECIAL USE PERMIT APPROVAL RESOLUTION

7. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
8. A separate approval by the Planning Board is required for proposed building and ground signage.
9. No more than three (3) bedrooms shall be occupied by guests in addition to one (1) bedroom being occupied by the owner/ operator.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 27, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
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 September 27, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTINE FARREN – BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED & BREAKFAST)
4443 WEST LAKE ROAD (COUNTY ROAD 16) – RLD ZONING DISTRICT
CPN 054-16 TM# 126.20-1-1.200

SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit for Tourist Home (Bed-and-Breakfast) as the owner would like to convert existing residence into a 3-bed Tourist Home for Caregivers located at 4443 West Lake Road (County Road 16) in the RLD zoning district; and

WHEREAS, this application was forwarded to Ontario County Planning Board for review and a recommendation of approval was provided; 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 September 27, 2016, 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 §220-61 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. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.
2. The Planning Board granted a waiver from a professional prepared site plan pursuant to Town Code §220-65 (L) as requested for the applicant.
3. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
4. All building and ground signage will require separate approval by the Planning Board.
5. All site lighting is to comply with the Town's lighting standards set forth in §220-77.
6. No additional parking spaces will be required as all parking required for this operation will be contained within the existing driveway for the dwelling.
- 7.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
CHRISTINE FARREN – BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED & BREAKFAST)
4443 WEST LAKE ROAD (COUNTY ROAD 16) – RLD ZONING DISTRICT
CPN 054-16 TM# 126.20-1-1.200

SITE PLAN APPROVAL RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 27, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
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 September 27, 2016 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS
CHRISTINE FARREN – BED & BREAKFAST
SPECIAL USE PERMIT APPROVAL – §220-35 and §220-61
TOURIST HOME (BED & BREAKFAST)
4443 WEST LAKE ROAD (COUNTY ROAD 16) – RLD ZONING DISTRICT
CPN 054-16 TM# 126.20-1-1.200

FINDINGS

1. On September 27, 2016 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. A Zoning Law Determination was completed dated August 23, 2016 with the following determination:

DETERMINATION:

- Tourist home is a specially permitted use within the RLD.
 - Proposed operating plan meets minimum requirements for zoning purposes.
5. The applicant has submitted an application for Special Use Permit approval for a Tourist Home to operate a Bed-and-Breakfast in the RLD zoning district located at 4443 West Lake Road (County Road 16).
 6. The applicant is proposing to convert the existing dwelling into a 3-bed Tourist Home for Caregivers.
 7. The dwelling proposed for occupancy as a tourist home shall contain at least 3 lodging rooms but no more than 5 lodging rooms for rent and shall not violate provisions of the New York State Fire as per §220-61.
 8. No additional site improvements including exterior changes or lighting are proposed.
 9. No additional parking spaces will be required as all parking required for this operation will be contained within the existing driveway for the dwelling.
 10. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35 and §220-61 of the Town Code.
 11. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
 12. There are no variances requested.
 13. This application was forwarded to Ontario County Planning Board for review and a recommendation to approve was provided.
 14. A Town of Canandaigua Waiver Request from a professional prepared site plan pursuant to Town Code §220-65 (L) was completed and provided to the Planning Board.
 15. The Planning Board granted the waiver from a professional prepared site plan.
 16. All site lighting shall comply with the Town's lighting standards set forth in §220-77.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
PARRONE ENGINEERING REPRESENTING
FINGER LAKES UNTIED CEREBRAL PALSY INC. (HAPPINESS HOUSE, PHASE 3)
5415 COUNTY ROAD 30 - PUD
CPN 056-16 – TM#83.00-1-35.211

FINAL SUBDIVISION PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering an application for a two lot subdivision and site plan approval to accommodate the construction of an 8-unit Apartment building on proposed lot 2 and a 22-unit Apartment building on proposed lot 9 as described in the Final Subdivision Plans dated August 12, 2016 and all other relevant information submitted as of September 27, 2016 (the current application); and

WHEREAS, in compliance with NYS Town Law, the Planning Board held a public hearing and completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR) as part of the Preliminary Overall Subdivision approval and issued a Negative Declaration thereby concluding review pursuant to SEQR; and

WHEREAS, the Planning Board determined as part of the Preliminary Overall Subdivision Plan approval that no additional set aside of parkland or payment of fees in lieu thereof is warranted; and

WHEREAS, the Planning Board finds Phase 3 to be in substantial compliance with the Preliminary Overall approved Subdivision Plat; and

WHEREAS, this application was forwarded to Ontario County Planning Board for review and a recommendation of approval was provided; 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 Final Subdivision Plat 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 Final Subdivision Plat 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 Final Subdivision Plat, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. One mylar of the Final Subdivision Plat is to be provided for signing by the identified Town Officials and the Town Planning Board Chairperson. Once the mylar and all paper prints have been signed, the mylar and two sets of paper prints will be returned to the Applicant for filing the mylar in the office of the Ontario County Clerk.
4. Once the Final Subdivision Plat has been signed by the Planning Board Chairperson, the applicant shall file in the office of the Ontario County Clerk such approved final plat within sixty-two (62) days from the date of final approval or such approval shall expire (NYS Town Law Section 276-11).

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
PARRONE ENGINEERING REPRESENTING
FINGER LAKES UNTIED CEREBRAL PALSY INC. (HAPPINESS HOUSE, PHASE 3)
5415 COUNTY ROAD 30 - PUD
CPN 056-16 – TM#83.00-1-35.211

FINAL SUBDIVISION PLAN APPROVAL RESOLUTION

5. A Letter of Credit Estimate in favor of the Town of Canandaigua 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.
6. The comments within the Town Engineer's letter dated September 20, 2016 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
7. The comments within the Town Highway and Water Superintendents letter dated August 29, 2016 are to be addressed to the satisfaction of the Town Highway and Water Superintendent prior to signing by the Planning Board Chairman.
8. Proper application and plans for the public watermain extension are to be submitted to the NYS Department of Health for approval prior to the issuance of permits.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 27, 2016. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Karen Blazey -
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 September 27, 2016 meeting.

John Robortella, Secretary of the Board

L. S.