

2014 Planning / Zoning Application

Project Number **026-14**

Date Received 3/31/2014

App Type Sketch Site Plan

Project Address 4519 Davidson Landing Drive

Zone RLD

Tax Map #: 126.20-1-15.200

Tax Map #2:

Applicant Marathon Engineering for John Smith
39 Cascade Drive
Rochester, NY 14614

Telephone: (585) 458-7770

Fax:

E-mail eschaaf@marathoneng.com

Marathon Eng-Smith CPN-026-14
TM#126.20-1-15.200 sketch site

Contact Eric Schaaf

Telephone: (585) 458-7770

Fax:

E-mail eschaaf@marathoneng.com

Owner John Smith
4519 Davidson Landing Drive
Canandaigua, NY 14424

Reviewed @
4/16 PRC mtg.
Withdrawn 4/17
(ae)

Project Description: Construct a 2nd story addition & detached garage

Project Status: Pending review at 4/16 PRC meeting

☒ *Fee Paid*

☒ *Rcvd Sign*

5.[60] c 17
Building Permit Application
Discontinued, Lapsed or Incomplete
90 Days After Last Entry
Destroy after 7/16/14

Amanda (Ward) Catalfamo

From: Schaaf, Eric [eschaaf@marathoneng.com]
Sent: Wednesday, April 16, 2014 5:16 PM
To: Amanda (Ward) Catalfamo
Subject: RE: 4/16 PRC Meeting Notes

Amanda,

Thank you for the meeting minutes. There is no need for further review of the Concept Plan; we will be targeting the 6/13 submission date for the 7/15 ZBA and 7/22 PB meetings.

Regards,

Eric

Eric W Schaaf
Marathon Engineering
39 Cascade Dr
Rochester NY 14614
585.458.7770

From: Amanda (Ward) Catalfamo [<mailto:acatalfamo@townofcanandaigua.org>]
Sent: Wednesday, April 16, 2014 4:06 PM
To: Schaaf, Eric
Subject: 4/16 PRC Meeting Notes
Importance: High

Eric,

Thank you for meeting with us today. Please find attached the meeting notes regarding the application that was presented to us today.

If you have any questions or need anything else, please let me know.

Thank you,



Amanda Catalfamo

Office Specialist I
Development Office
Phone: 585.394.1120
Fax: 585.394.9476

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 / Fax: (585) 394-9476

Established 1789

PLANNING REVIEW COMMITTEE (PRC) Meeting Notes of April 16, 2014

TO: MARATHON ENGINEERING FOR JOHN SMITH
FROM: AMANDA CATALFAMO, DEVELOPMENT OFFICE
FAX #: VIA EMAIL – ESCHAAF@MARATHONENG.COM
DATE: THURSDAY, APRIL 17, 2014

All applicants are hereby given notice that the following report provides positive input to keep the application process moving forward. There may be additional PRC comments or Planning / Zoning Board comments forthcoming based upon further review by the members of the PRC or respective boards.

Marathon Engineering representing John Smith (CPN-026-14) (Sketch Site Plan Review) (4519 Davidson Landing Drive / TM#126.20-1-15.200)

A meeting took place with Town staff and the applicant/owner to discuss the conceptual plan and project scope. As a result of this meeting, the following potential variances were identified:

- Front setback to the garage of 20 feet when 60 feet is required.
- Front setback to the proposed addition of 50 feet when 60 feet is required.
- To allow an accessory building to be placed in the front yard.
- To expand a pre-existing non-conformity.

The applicant shall note the following submission deadlines for meetings:

- May 16 deadline for June 17 ZBA / June 24 PB meetings
- June 13 deadline for July 15 ZBA / July 22 PB meetings

The applicant shall also please clarify as to whether they'd like their sketch plan application to be reviewed by the Planning Board, or whether they'd like it withdrawn in lieu of additional application approval requests.

Amanda (Ward) Catalfamo

From: Amanda (Ward) Catalfamo [acatalfamo@townofcanandaigua.org]
Sent: Wednesday, April 16, 2014 4:06 PM
To: 'eschaaf@marathoneng.com'
Subject: 4/16 PRC Meeting Notes
Attachments: PRC Minute Letterhead.doc

Importance: High

Eric,

Thank you for meeting with us today. Please find attached the meeting notes regarding the application that was presented to us today.

If you have any questions or need anything else, please let me know.

Thank you,



Amanda Catalfamo

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PLANNING BOARD APPLICATION SITE PLAN / SPECIAL USE PERMIT

CPN 026-14

FOR: ☒ Sketch Plan Review

☐ One Stage Site Plan Approval (Preliminary & Final Combined)

☐ Two Stage Preliminary Site Plan Approval

☐ Two Stage Final Site Plan Approval

☐ Special Use Permit (New)

☐ Special Use Permit (Renewal)

Permission for on-site inspection for those reviewing application: ☒ Yes ☐ No

1. Name and address of the property owner: John Smith

4519 Davidson Landing Dr, Canandaigua NY 14424

Telephone Number of property owner: _____

Fax # _____ E-Mail Address: jts@britecomputers.com

***If you provide your e-mail address, this will be the primary way we contact you ***

2. Name and Address Applicant *if not the property owner*: Eric Schaaf, Marathon Engineering, 39 Cascade Dr, Rochester 14614

Telephone Number of Applicant: 458-7770

Fax # _____ E-Mail Address: eschaaf@marathoneng.com

***If you provide your e-mail address, this will be the primary way we contact you ***

3. Subject Property Address: 4519 Davidson Landing Dr, Canandaigua NY 14424

Nearest Road Intersection: Davidson Landing Dr and West Lake Rd

Tax Map Number: 126.20-1-15.200

Zoning District: RLD

4. Is the Subject Property within 500' of a State or County Road or Town Boundary? (If yes, the Town may refer your application to the Ontario County Planning Board.)

Please circle one:

☒ YES

☐ NO

5. Is the Subject Property within 500' of an Agricultural District? (If yes, an Agricultural Data Statement must be completed and submitted with this application.)

Please circle one:

☐ YES

☒ NO

(Continued on Back)

6. What is your proposed new project?

We are proposing a single-story addition to the residence, approximately 1,010 square feet in size, as well as a single-story garage, approximately 768 square feet in size. Also, some existing asphalt will be removed and an existing shed removed.

7. Have the necessary building permit applications been included with this form? If not, please verify which forms are required to be submitted with the Development Office.

8. If applying for Site Plan Approval or Special Use Permit, attach a completed Soil Erosion and Sedimentation Control Plan and Permit Application as described in Chapter 165 of the Town Code.

9. Are you requesting a waiver from a professionally prepared site plan?

Please circle one:

YES

NO

If "yes" the property owner acknowledges and accepts full responsibility for any errors or misrepresentation depicted on the site plan and agrees to indemnify the Town of Canandaigua for any and all expenses, including reasonable attorney's fees, incurred by the Town as a result of any such error or misrepresentation.

_____ (property owner's initials)

10. If no, attach a professionally prepared site plan as described in Chapter 220 Article VII (Site Plan Regulations) of the Town Code.

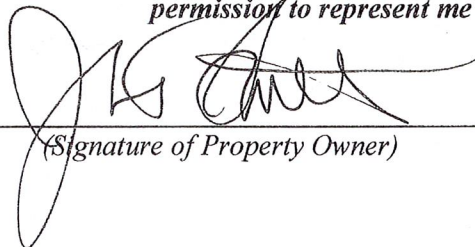
11. If a Special Use Permit is requested, attach plans and documentation as required in Chapter 220 Article VI (Regulations Governing Special Permit Uses) of the Town Code.

The applicant / property owner is on notice that their personal/bank check submitted to the Town to meet the landscaping/soil erosion surety requirement(s) as noted in the Planning Board decision sheet will be deposited into a Town non-interest bearing bank account.

Property Owner is responsible for any consultant fees*
(Town Engineer, Town Attorney, etc.) incurred during the application process.

****See Town Clerk for current Fee Schedule***

I hereby acknowledge that I have reviewed all the questions contained in this application and certify that the information provided is accurate and complete to the best of my knowledge and ability. Finally, I hereby grant my designated person in Question #2 of this application form, permission to represent me during the application process.


(Signature of Property Owner)

3/28/14
(Date)

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

Phone: (585) 394-1120 / Fax: (585) 394-9476

CPN #: 026-14

Sketch Plan Checklist

Applicant: John Smith

Project Address: 4519 Davidson Landing Dr

Tax Map #: 126.20-1-15.200

Zoning District: RLD

Project Description Narrative: We are proposing a single-story addition to the residence, approximately 1,010 square feet in size, as well as a single-story garage, approximately 768 square feet in size. Also, some existing asphalt will be removed and an existing shed removed.

Sketch Plan Checklist – Chapter 220 §220-66***	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
A. The sketch plan shall be clearly designated as such and shall identify all existing and proposed:			
1) Zoning classification and required setbacks.	X		
2) Lot lines.	X		
3) Land features including environmentally sensitive features identified on the NRI. (woods, streams, steep slopes, wetlands)	X		
4) Land use(s). (residential, agricultural, commercial, or industrial)	X		
5) Utilities. (i.e. location of electric, gas, well, septic, sewer, cable)*	X		
6) Development including buildings, pavement and other improvements including setbacks.	X		
7) Location and nature of all existing easements, deed restrictions and other encumbrances.	X		
B. Sketch plans shall be drawn to scale.**	X		
C. It is the responsibility of the applicant to provide a sketch plan that depicts a reasoned and viable proposal for development of the lot.	X		

I have reviewed my submitted application and drawings against the above noted criteria and hereby certify that the submitted application matches this check list.

Eric Schaaf, Marathon Engineering

Signature of Applicant / Representative

03/26/2014

Date

*May be obtained from UFPO – dial 811 for assistance.

**Development that exceeds 1,000 square feet, requires the site plan to be completed by a NYS licensed professional engineer and/or surveyor. (§220-99-C-1-c)

***This form is not required for the construction of a new single-family dwelling within an approved subdivision.