

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 November 19, 2018

TO: VENEZIA ASSOCIATES FOR DAGR
FROM: DEVELOPMENT OFFICE
EMAIL: ANTHONY@VENEZIASURVEY.COM
DATE: Tuesday, November 20, 2018

You are hereby given notice that the following report provides positive input to keep the application process moving forward.

Please be aware that failure to submit the requested information by the deadline listed below will likely result in your application being deemed incomplete. Incomplete applications are not placed on any agenda and will not be referred to outside agencies for review.

PLANNING BOARD APPLICATION FOR TUESDAY, DECEMBER 11, 2018:

CPN-18-081 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424, representing DAGR LLC, c/o David Warner, 5820 Goodale Road, Canandaigua, N.Y. 14424, owner of property at Bedford Place/County Road 16

TM #97.04-1-6.121

Requesting Sketch Plan approval for Conceptual Plan Option #2
Conservation Subdivision: Ashton South.

Proposed conservation parcels:

Minimum lot size: 20,000 square feet

Minimum lot width: as shown

Front setback: 40 feet

Rear setback: 20 feet

Side setback: 10 feet

Maximum building height = 35 feet

Maximum building coverage on lot = 20%

Total acreage: 44.03 acres

Total acreage 17.6 acres protected (undeveloped)

5 acres maximum woodlands on site

4 acres slopes greater than 15%

Constrained Lands: 9 acres

Unconstrained Lands: 35 acres

Base density per code: 35 lots

40% of Unconstrained Lands to be preserved

Conservation Lands to be held in private ownership.

Application Information:

1. A Public Hearing **IS** required (at subdivision application stage)
2. State Environmental Quality Review (SEQR)—**To be determined.**
3. A referral to the Ontario County Planning Board **IS** required.
4. The Planning Review Committee will forward a copy of the application and supporting documentation to the following agency/agencies for their review and recommendation:
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway and Water Superintendent
 - Ontario County Planning Board
 - Kevin Olvany, Canandaigua Lake Watershed Council

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. **MONDAY, NOVEMBER 26, 2018**, to be considered for the **TUESDAY, DECEMBER 11, 2018**, Planning Board agenda:

1. Provide a narrative to clarify compliance with Town Code Section 174-16 “Conservation Subdivisions.”
2. The applicant shall provide **10** complete hard copies of the plans. The applicant shall also submit a **PDF FILE** of the plans via e-mail to the Development Office at:

devclerk@townofcanandaigua.org

Information for the Applicant:

1. The applicant will receive a copy of the Planning Board meeting agenda approximately 10 days prior to the meeting date. The applicant is required to be in attendance at the meeting. If the applicant cannot attend this meeting and wishes the Planning Board to act on the application in their absence, the applicant shall contact the Development Office prior to 12:00 p.m. the day of the meeting.
2. The property owner is on notice that no development shall commence until the proper permits have been obtained from the Town’s Development Office.
3. Your application will be referred to an outside consultant and/or consultants hired by the Town of Canandaigua (Town Engineer, Watershed Inspector, Town Attorney, etc.). ***YOU—the property owner—will be invoiced by the Town for the reimbursement of these expenses.*** The property owner is on notice that he or she is responsible for reimbursing the Town for any/all consultant fees accrued by the Town regarding this application. This

includes resolutions written by the Town Engineer for each Zoning Board of Appeals or Planning Board meeting.