

## *Town of Canandaigua*

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

### **PLANNING REVIEW COMMITTEE (PRC)**

**Monday, September 14, 2020 • 9:00 a.m.**

### **MEETING MINUTES**

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

***If PRC requirements are not submitted by the deadline given in the minutes, the application will not appear on the Planning Board or Zoning Board of Appeals agenda(s).***

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### **PLANNING BOARD APPLICATION FOR TUESDAY, OCTOBER 27, 2020**

**CPN-20-066**      **Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424; representing William Metrose, 425 Garnsey Road, Fairport, N.Y. 14450; owner of property at 5100 and 5150 Bristol Road**  
TM #83.00-1-7.150  
TM #83.00-1-8.000  
Requesting Preliminary 10-Lot Conservation Subdivision approval.

#### Application Information:

1. A Public Hearing **IS** required.
2. State Environmental Quality Review (SEQR)—**Unlisted Action**.
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:

*All are digital PDF files unless otherwise noted:*

- John Berry, Canandaigua Lake County Sewer District (paper copy)
- Chris Jensen, Town Code Enforcement Officer

- Town Environmental Conservation Board
- Bob DiCarlo, Town Agricultural Advisory Committee
- James Fletcher, Town Highway and Water Superintendent
- MRB Group DPC
- Ontario County Planning Board
- Jim Russell, Chief, Cheshire Fire Department
- New York State Historic Preservation Office (SHPO)
- Neighboring Municipality: City of Canandaigua

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, SEPTEMBER 18, 2020**, to be considered for the **TUESDAY, OCTOBER 27, 2020**, Planning Board agenda.

1. See attached ***Preliminary Subdivision Checklist—Phased Projects***—All items with an open circle to the right must be addressed prior to the application being further processed, as follows:

**General Content:**

- (e) Name and seal of the New York State licensed professional engineer and/or surveyor responsible for the plat: *Need on all pages.*
- (l) A completed agricultural data statement form identifying whether the site lies within an area which is further regulated under § 283-a of Town Law, as amended: *Need parcel owner information.*
- (m) For lots located within or adjacent to an established Ontario County Agricultural District the plat shall have a general note identifying and thereby acknowledging the provisions of the Town's Right to Farm Law.
- (n) Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s): *Add AR-2 to plat sheet.*

**Existing Conditions: Lots:**

- (a) All existing property lines with bearings and distances including the subject (parent) parcel(s) Tax Map number(s).

**Proposed Conditions: Lot Boundaries:**

- (g) For proposed conservation subdivisions [§ 174-16] a summary of requested modifications to lot size, setback and other dimensional requirements.
- (h) The boundaries and nature of all proposed easements, deed restrictions and other encumbrances: *Stormwater?*

**Proposed Conditions: Development:**

- (a) Delineation of limits of any land to be disturbed in any manner including areas to be cleared of vegetation, cut, filled, excavated or graded. The delineation shall include dimensions and other references needed to allow efficient field verification.
- (b) Existing and proposed contours, at vertical intervals of no more than five feet.
- (d) The proposed building setback from each property line and other buildings on the same lot.
- (e) Location and dimension of all areas to be protected as open space.
- (n) Location, size and invert elevations of all proposed sanitary and storm sewers, and location of all manholes, inlets and culverts.
- (p) Location of all other proposed utility lines and related facilities including gas, electric and telephone.
- (q) Proposed vegetative land cover and landscaping.
- (r) Outdoor lighting.

*—See back page of checklist for additional handwritten items to be addressed—*

- 2 Provide the detailed Conservation Subdivision analysis.
- 3. Provide a waiver request from the lot size requirements.
- 4. Show the buffer area on the plans.
- 5. Provide the full Environmental Assessment Form (EAF).
- 6. The applicant shall provide **2** complete hard copies of the plan. 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 dates. The applicant is required to be in attendance at the meeting. If the applicant cannot attend the 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.