

# *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 October 15, 2019**

**TO:** VENEZIA FOR MORIAH FARMS  
**FROM:** DEVELOPMENT OFFICE  
**EMAIL:** ANTHONY@VENEZIASURVEY.COM  
**DATE:** Wednesday, October 16, 2019

*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, NOVEMBER 26, 2019**

**CPN-19-079 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424,  
representing Moriah Farms of Canandaigua LLC, owner of property  
at 5431 Bliss Road**

TM #97.00-1-49.10

Requesting a three-lot Single-Stage Subdivision and an Administrative Lot Line Adjustment approval to subdivide 173.366 acres to create Proposed Lot #1 consisting of 42.668 acres, Proposed Lot #2 consisting of 61.831 acres, Proposed Lot #3 consisting of 49.324 acres and Proposed Lot #4 consisting of 19.543 acres.

#### 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:
  - Mark Stryker, Town Agricultural Advisory Committee
  - Ontario County Planning Board (two copies)
  - Ontario County Agricultural Review Board

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, OCTOBER 18, 2019**, to be considered for the **TUESDAY, NOVEMBER 26, 2019**, Planning Board agenda:

1. See attached ***One-Stage (Preliminary and Final) Subdivision Checklist***—All items with an open circle to the right must be addressed prior to the application being further processed, as follows:

**General Content:**

Date, north point and sale. The plat shall be at a scale of no more than 100 feet to the inch: *Provide a bar scale.*

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.

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.

**Existing Conditions: Lots:**

All existing property lines with bearings and distances including the subject (parent) parcel(s) Tax Map number(s): *Clarify the boundary between Lot #2 and Lot #3.*

The boundaries and nature of all existing easements, deed restrictions and other encumbrances: *Clarify/verify the water line easement to Lot #2 over Lot #3.*

**Existing Conditions: Natural Land Features:**

NYSDEC or Federally regulated wetland: *Show the location(s) of wetland(s).*

**Existing Conditions: Man-made Features:**

Sanitary and storm sewers: *Show the location of the on-site wastewater treatment system.*

**Proposed Conditions: Lot Boundaries:**

Survey map of new lots to be created as well as a survey or general location map showing the relationship of the derivative and parent parcels, including the road frontage and area remaining in the parent parcel (for large parcels, a drawing from the legal description may be accepted): *Update existing boundary lines to show the boundaries of Lot #2 and Lot #3.*

2. The Conservation Subdivision requirements in Town Code §174-16 were discussed. It was the consensus of the Planning Review Committee that this application does not meet the requirements for a Conservation Subdivision (this consensus to be included in the application Findings).

3. The applicant shall provide **14** 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.