

Meeting minutes 01/10/2023

Michael Warner <mwarnertownofcanandaigua.org>

Wed 1/11/2023 11:36 AM

To: bmarks@marksengineering.com <bmarks@marksengineering.com>

Cc: Kim Burkard <kburkarttownofcanandaigua.org>

Good morning,
Here is a copy of your meeting minutes

Town of Canandaigua

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

PLANNING REVIEW COMMITTEE (PRC)

Tuesday, January 10, 2023 • 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).

PLANNING REVIEW COMMITTEE FOR MONDAY, FEBRUARY 13, 2023

CPN-23-003

Marks Engineering, 4303 State Route 5&20, Canandaigua, N.Y. 14424; and Mahoney Brenner LLP, c/o Robert J. Brenner, 83 South Main Street, Canandaigua, N.Y. 14424; representing Walter Turek, 1652 Waldemere Street, Sarasota, Florida 34239; owner of property at 5057 County Road 16.

TM #154.09-1-10.000

Requesting a Single-Stage Site Plan approval for the tear down and rebuild houses and garage on existing parcel. This project also includes private roadway realignment, replacement of existing septic systems and re-grading of house sites.

Application Information:

1. A Public Hearing **IS NOT** required.
2. State Environmental Quality Review (SEQR)—**to be determined.**
3. A referral to the Ontario County Planning Board—**to be determined.**

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:

➤ Chris Jensen, Town Code Enforcement Officer

The applicant shall submit the following requested information to the Town Development Office **prior to 12:00 p.m. WEDNESDAY, FEBRUARY 1, 2023**, to be considered for the **MONDAY, FEBRUARY 13, 2023**, Planning Review Committee agenda.

1. Provide the neighboring property owner's signature on the plans.
2. Provide an existing conditions drawing of the neighboring property.
3. Provide an Overall Preliminary Plan of the proposed development; label Lot #1, Lot #2, Lot #3.
4. Review New York State code for turnaround (if driveway will exceed 500 feet in length).
5. Driveway is to be reconfigured with each site plan to show legal access to each lot.
6. Contact Ontario County Department of Public Works regarding any new road cuts on County Road 16.
7. Show the location of the septic system for 5049 County Road 16.
8. Provide the acreage of disturbance for the Overall Preliminary Plan; provide stormwater mitigation for Town water quality requirements if disturbance will exceed 20,000 square feet; provide stormwater measures for each lot; SWPPP and NOI will be required.

All development in the Canandaigua Lake Watershed Area with a distance of 500 feet or more away from the Canandaigua Lake shall incorporate water quality preservation measures into the design of the project as follows:

- a. If the total project disturbance is 20,000 square feet or more, the project will be required to provide water quality preservation measures and be designed to manage the impacts of a 2-year design storm.

Reference: Town of Canandaigua Site Design and Development Criteria, amended by the Town Board, September 17, 2018 (Resolution #2018-274), Article V—Drainage Improvements, Section D: "Water Quality and Quantity Requirements," (3) (a).

9. For development on the steep slope: New construction cannot exceed the footprint of the existing structure. Provide an overlay of new construction on the existing footprint on a stamped drawing.
10. Provide a statement of compliance with the Shoreline Development Guidelines for each lot.
11. Provide Natural Resource Inventory (NRI) features on the existing conditions plan.
12. Provide reference color-coded slopes on the plans.
13. Submit application to Watershed Inspector Tyler Ohle for the septic system.
14. Begin discussion with Town Water Superintendent James Fletcher regarding the existing water system.

15. Show all cross-access utility easements on the lots; provide an easement plan with metes and bounds.
16. Provide a sequence of construction.
17. Consult with the neighboring property owner regarding the existing dilapidated boathouse; show on the plans if this is to be rebuilt.
18. At the time of lot line adjustment: Verify the sizes of the lots which may be located in the Scenic Viewshed Overlay.
19. Provide a rendering or photographs of the shoreline to identify the intent of construction; provide visual detail with Final Site Plan applications.
20. Consider new individual water service for each lot.
21. The applicant shall provide **1 complete hard copy** 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 property owner is on notice that no development shall commence until the proper permits have been obtained from the Town's Development Office.
2. 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.

Town of Canandaigua

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

PLANNING REVIEW COMMITTEE (PRC)

Tuesday, January 10, 2023 • 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).***

PLANNING REVIEW COMMITTEE FOR MONDAY, FEBRUARY 13, 2023

CPN-23-004

Marks Engineering, 4303 State Route 5&20, Canandaigua, N.Y. 14424; and Mahoney Brenner LLP, c/o Robert J. Brenner, 83 South Main Street, Canandaigua, N.Y. 14424; representing Walter Turek, 1652 Waldemere Street, Sarasota, Florida 34239; owner of property at 5055 County Road 16.

TM #154.09-1-10.000

Requesting a Single-Stage Site Plan approval for the tear down and rebuild houses and garage on existing parcel. This project also includes private roadway realignment, replacement of existing septic systems and re-grading of house sites.

Application Information:

1. A Public Hearing **IS NOT** required.
2. State Environmental Quality Review (SEQR)—**to be determined.**
3. A referral to the Ontario County Planning Board—**to be determined.**
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:

➤ Chris Jensen, Town Code Enforcement Officer

The applicant shall submit the following requested information to the Town Development Office **prior to 12:00 p.m. WEDNESDAY, FEBRUARY 1, 2023**, to be considered for the **MONDAY, FEBRUARY 13, 2023**, Planning Review Committee agenda.

1. Provide the neighboring property owner's signature on the plans.
2. Provide an existing conditions drawing of the neighboring property.
3. Provide an Overall Preliminary Plan of the proposed development; label Lot #1, Lot #2, Lot #3.
4. Review New York State code for turnaround (if driveway will exceed 500 feet in length).
5. Driveway is to be reconfigured with each site plan to show legal access to each lot.
6. Contact Ontario County Department of Public Works regarding any new road cuts on County Road 16.
7. Show the location of the septic system for 5049 County Road 16.
8. Provide the acreage of disturbance for the Overall Preliminary Plan; provide stormwater mitigation for Town water quality requirements if disturbance will exceed 20,000 square feet; provide stormwater measures for each lot; SWPPP and NOI will be required.

All development in the Canandaigua Lake Watershed Area with a distance of 500 feet or more away from the Canandaigua Lake shall incorporate water quality preservation measures into the design of the project as follows:

- a. If the total project disturbance is 20,000 square feet or more, the project will be required to provide water quality preservation measures and be designed to manage the impacts of a 2-year design storm.

Reference: Town of Canandaigua Site Design and Development Criteria, amended by the Town Board, September 17, 2018 (Resolution #2018-274), Article V—Drainage Improvements, Section D: “Water Quality and Quantity Requirements,” (3) (a).

9. For development on the steep slope: New construction cannot exceed the footprint of the existing structure. Provide an overlay of new construction on the existing footprint on a stamped drawing.
10. Provide a statement of compliance with the Shoreline Development Guidelines for each lot.
11. Provide Natural Resource Inventory (NRI) features on the existing conditions plan.
12. Provide reference color-coded slopes on the plans.
13. Submit application to Watershed Inspector Tyler Ohle for the septic system.
14. Begin discussion with Town Water Superintendent James Fletcher regarding the existing water system.
15. Show all cross-access utility easements on the lots; provide an easement plan with metes and bounds.
16. Provide a sequence of construction.
17. Consult with the neighboring property owner regarding the existing dilapidated boathouse; show on the plans if this is to be rebuilt.
18. At the time of lot line adjustment: Verify the sizes of the lots which may be located in the Scenic Viewshed Overlay.
19. Provide a rendering or photographs of the shoreline to identify the intent of construction; provide visual detail with Final Site Plan applications.
20. Consider new individual water service for each lot.
21. The applicant shall provide **1 complete hard copy** 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 property owner is on notice that no development shall commence until the proper permits have been obtained from the Town’s Development Office.
2. 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.

Town of Canandaigua

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

PLANNING REVIEW COMMITTEE (PRC)

Tuesday, January 10, 2023 • 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).

PLANNING REVIEW COMMITTEE FOR MONDAY, FEBRUARY 13, 2023

CPN-23-005

Marks Engineering, 4303 State Route 5&20, Canandaigua, N.Y. 14424; and Mahoney Brenner LLP, c/o Robert J. Brenner, 83 South Main Street, Canandaigua, N.Y. 14424; representing Walter Turek, 1652 Waldemere Street, Sarasota, Florida 34239; owner of property at 5051 County Road 16.

TM #154.09-1-10.000

Requesting a Single-Stage Site Plan approval for the tear down and rebuild houses and garage on existing parcel. This project also includes private roadway realignment, replacement of existing septic systems and re-grading of house sites.

Application Information:

1. A Public Hearing **IS NOT** required.
2. State Environmental Quality Review (SEQR)—**to be determined.**
3. A referral to the Ontario County Planning Board—**to be determined.**
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:

➤ Chris Jensen, Town Code Enforcement Officer

The applicant shall submit the following requested information to the Town Development Office **prior to 12:00 p.m. WEDNESDAY, FEBRUARY 1, 2023**, to be considered for the **MONDAY, FEBRUARY 13, 2023**, Planning Review Committee agenda.

1. Provide the neighboring property owner's signature on the plans.

2. Provide an existing conditions drawing of the neighboring property.
3. Provide an Overall Preliminary Plan of the proposed development; label Lot #1, Lot #2, Lot #3.
4. Review New York State code for turnaround (if driveway will exceed 500 feet in length).
5. Driveway is to be reconfigured with each site plan to show legal access to each lot.
6. Contact Ontario County Department of Public Works regarding any new road cuts on County Road 16.
7. Show the location of the septic system for 5049 County Road 16.
8. Provide the acreage of disturbance for the Overall Preliminary Plan; provide stormwater mitigation for Town water quality requirements if disturbance will exceed 20,000 square feet; provide stormwater measures for each lot; SWPPP and NOI will be required.

All development in the Canandaigua Lake Watershed Area with a distance of 500 feet or more away from the Canandaigua Lake shall incorporate water quality preservation measures into the design of the project as follows:

- a. If the total project disturbance is 20,000 square feet or more, the project will be required to provide water quality preservation measures and be designed to manage the impacts of a 2-year design storm.

Reference: Town of Canandaigua Site Design and Development Criteria, amended by the Town Board, September 17, 2018 (Resolution #2018-274), Article V—Drainage Improvements, Section D: “Water Quality and Quantity Requirements,” (3) (a).

9. For development on the steep slope: New construction cannot exceed the footprint of the existing structure. Provide an overlay of new construction on the existing footprint on a stamped drawing.
10. Provide a statement of compliance with the Shoreline Development Guidelines for each lot.
11. Provide Natural Resource Inventory (NRI) features on the existing conditions plan.
12. Provide reference color-coded slopes on the plans.
13. Submit application to Watershed Inspector Tyler Ohle for the septic system.
14. Begin discussion with Town Water Superintendent James Fletcher regarding the existing water system.
15. Show all cross-access utility easements on the lots; provide an easement plan with metes and bounds.
16. Provide a sequence of construction.
17. Consult with the neighboring property owner regarding the existing dilapidated boathouse; show on the plans if this is to be rebuilt.
18. At the time of lot line adjustment: Verify the sizes of the lots which may be located in the Scenic Viewshed Overlay.

19. Provide a rendering or photographs of the shoreline to identify the intent of construction; provide visual detail with Final Site Plan applications.
20. Consider new individual water service for each lot.
21. The applicant shall provide **1 complete hard copy** 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 property owner is on notice that no development shall commence until the proper permits have been obtained from the Town's Development Office.
2. 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.

Town of Canandaigua

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

PLANNING REVIEW COMMITTEE (PRC)

Tuesday, January 10, 2023 • 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).***

DEVELOPMENT OFFICE

CPN-23-006

Marks Engineering, 4303 State Route 5&20, Canandaigua, N.Y. 14424; and Mahoney Brenner LLP, c/o Robert J. Brenner, 83 South Main Street, Canandaigua, N.Y. 14424; representing Walter Turek, 1652 Waldemere Street, Sarasota, Florida 34239; owner of property at 5055 and 5057 County Road 16.

TM #154.09-1-11.000

TM #154.09-1-10.000

Requesting an Administrative Review—Lot Line Adjustment of 2.093 acres to create two lots of 1.42 acres and 1.34 acres.

Application Information:

1. A Public Hearing **IS NOT** required.
2. State Environmental Quality Review (SEQR)—**to be determined.**
3. A referral to the Ontario County Planning Board—**to be determined.**
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:

➤ Chris Jensen, Town Code Enforcement Officer

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, JANUARY 13, 2023.**

1. The applicant shall provide **1 complete hard copy** 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 property owner is on notice that no development shall commence until the proper permits have been obtained from the Town's Development Office.
2. 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.

Michael Warner

Zoning Officer

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
(585)394-1120 x2254

