

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 March 16, 2020

TO: DIMARCO GROUP FOR CGZ CR LLC

FROM: DEVELOPMENT OFFICE

EMAIL: GFIRSTER@DIMARCOGROUP.COM

DATE: Tuesday, March 17, 2020

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.

ZONING BOARD OF APPEALS APPLICATION FOR TUESDAY, APRIL 21, 2020

PLANNING BOARD APPLICATION FOR WEDNESDAY, APRIL 29, 2020

NOTE: The Planning Board meeting is on a Wednesday

**CPN-20-016 The DiMarco Group, c/o Michael Bogojevski, P.E., Gregg Firster and Paul Colucci, 1950 Brighton–Henrietta Town Line Road, Rochester, N.Y. 14623; representing CGA CR10 LLC, 1950 Brighton–Henrietta Town Line Road, Rochester, N.Y. 14623; owner of property at Creekview Apartments at Woodland Park
TM #84.00-1-44.200**

Requesting Area Variances for Phase 2 of the Creekview Apartments at Woodland Park development to reduce the internal setback from roadways, parking and driveways from the required 15 feet (per Local Law #15 of 2017); and requested Two-Stage Final Site Plan approval for Phase 2 of the Creekview Apartments at Woodland Park development for 12 proposed apartment buildings with eight units per building for a total of 96 apartment units.

Application Information:

1. A Public Hearing **IS** required (for the Zoning Board of Appeals application).
2. State Environmental Quality Review (SEQR)—**Completed.**
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:
 - John Berry, Canandaigua Lake County Sewer District
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway and Water Superintendent
 - MRB Group DPC
 - Ontario County Planning Board (two copies)
 - Frank Magnera, Chief, Canandaigua City Fire Department
 - William Wright, Ontario County Department of Public Works
 - Neighboring Municipality: Town of Hopewell

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, MARCH 20, 2020**, to be considered for the **TUESDAY, APRIL 21, 2020**, Zoning Board of Appeals agenda; and the **WEDNESDAY, APRIL 29, 2020**, Planning Board agenda:

1. See attached ***Two-Stage Final Site Plan Checklist***—All items with an open circle to the right must be addressed prior to the application being further processed, as follows:

The final site plan shall be clearly marked as final and shall show thereon or be accompanied by:

All information provided on the approved preliminary site plan as well as any improvements, modifications and additional information required as part of the preliminary approval:

1. *Provide the Phase 1 drawing.*
2. *Provide a cover letter with the changes from the preliminary site plan.*
3. *Provide the Phase 2 drawing.*

Cost estimates for improvements where surety may be required by the Planning Board including but not limited to: landscaping, and stormwater and erosion control measures. Sureties shall comply with Town Code § 174-32 “Surety.”

2. Provide two (2) copies of the engineer’s drainage report.
3. The applicant shall provide **22** 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 Zoning Board of Appeals and Planning Board meeting agendas approximately 10 days prior to the meeting dates. The applicant is required to be in attendance at the meetings. If the applicant cannot attend the meetings and wishes the Zoning Board of Appeals and/or 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 meetings.

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.