

# *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 September 16, 2019**

**TO:** BRENDAN WOOD FOR WEST CORNERS, LLC  
**FROM:** DEVELOPMENT OFFICE  
**EMAIL:** BRENDAN.WOOD@GMAIL.COM  
**DATE:** Tuesday, September 17, 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, OCTOBER 22, 2019**

**CPN-19-070 Brendan Wood, 3568 W. Lake Road, Canandaigua, N.Y. 14424; representing West Corners LLC, 3844 County Road 16, Canandaigua, N.Y. 14424; owner of property at 2970 County Road 10  
TM #84.00-1-17.100  
Requesting Subdivision approval to create Proposed Lot #1 consisting of 22.405 acres and Proposed Lot #2 consisting of 7.336 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
  - 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, SEPTEMBER 20, 2019**, to be considered for the **TUESDAY, OCTOBER 22, 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:**

A legible location map.

Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s).

**Existing Conditions (Lots):**

The boundaries and nature of all existing easements, deed restrictions and other encumbrances: *Show the leased area.*

**Existing Conditions (Natural Land Features):**

Existing vegetative and cover: *All environmental features, i.e., wetlands, etc., should be identified on the Subdivision Plat.*

Tree masses and other significant land cover.

NYSDEC or Federally regulated wetland.

FEMA Special Flood Hazard Zone boundaries and designations, including the Flood Hazard Zone, Community Map Panel Number and the effective date of the Flood Insurance Mapping as shown.

**Existing Conditions (Man-Made Features):**

Wastewater treatment systems: *Show the approximate location.*

Public and private wells, water mains and fire hydrants.

**Proposed Conditions (Lot Boundaries):**

The proposed building area for each lot as measured from the property line: *Show for Lot #1.*

Required building setback lines on each lot.

2. The applicant shall provide **12** 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](mailto: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.