

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 February 18, 2020

TO: MARKS ENGINEERING FOR BTY HOLDINGS, LLC
FROM: DEVELOPMENT OFFICE
EMAIL: BRENNAN@MARKSENGINEERING.COM
DATE: Wednesday, February 19, 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, MARCH 17, 2020
PLANNING BOARD APPLICATION FOR TUESDAY, MARCH 24, 2020

**CPN-20-011 Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street,
Canandaigua, N.Y. 14424, representing BTY Holdings LLC, dba
“Must Stash It,” 3568 County Road 16, Canandaigua, N.Y. 14424;
owner of property at 2970 County Road 10
TM #84.00-1-17.100
Requesting an Area Variance for the front setback; and requesting a
Single-Stage Site Plan approval for “Must Stash It” 12 new self-storage
warehouse facilities.**

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:
 - Town Environmental Conservation Board
 - Mark Stryker, Town Agricultural Advisory Committee
 - James Fletcher, Town Highway and Water Superintendent

- MRB Group D.P.C.
- Ontario County Planning Board (two copies)
- Frank Magnera, Chief, Canandaigua City Fire Department
- Harold Keppner, Army Corps of Engineers
- 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, FEBRUARY 21, 2020**, to be considered for the **TUESDAY, MARCH 17, 2020**, Zoning Board of Appeals agenda and the **TUESDAY, MARCH 24, 2020**, Planning Board agenda:

1. See attached ***One-Stage (Preliminary & 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:

General Content:

A signature block for the Planning Board Chairperson and others as may be required: *Provide a signature block for the Town Water Superintendent.*

Existing Conditions:

Delineation of natural features described in the NRI including:

NYSDEC or Federally-regulated wetlands: *Provide a determination of wetlands or mitigation measures if required.*

Proposed Conditions: Development:

The boundaries and nature of all proposed easements, deed restrictions and other encumbrances: *Provide details on stormwater facility.*

Location and size of all proposed water mains, laterals, hydrants, meters and valves: *Provide details on water service.*

Final Site Plan Requirements—Chapter 220, Section 220-70:

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 plan notes on the sequence of construction.
3. Provide details on stormwater management facilities for the full build-out of the project.
4. Submit an application for a Special Use Permit if temporary outdoor storage is requested.
5. Provide the fence detail.

6. The applicant shall provide **22** complete hard copies of the plans (**15 full-size sets, 7 half-size sets**). 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 the 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 applications 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.