

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 August 16, 2021

TO: MEAGHER ENGINEERING REPRESENTING NOCLE & CONOR BOYER
FROM: DEVELOPMENT OFFICE
EMAIL: TONY@MEAGHERENGINEERING.COM
DATE: Tuesday, August 17, 2021

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.

by the Town regarding this application. This includes resolutions written by the Town Engineer for each Zoning Board of Appeals or Planning Board meeting.

PLANNING BOARD FOR TUESDAY, SEPTEMBER 14, 2021

CPN-21-067 Meagher Engineering, 2024 W. Henrietta Road, Suite 2C, Rochester, N.Y. 14623; representing Nicole R. and Conor J. Boyer, owners of property at 3548 County Road 16.
TM #98.17-1-40.2
Requesting a Single-Stage Site Plan for a lot line adjustment where the property at 3548 County Road 16 receives land from 3546 County Road 16 in the vicinity of a new addition with associated grading nearby.

Application Information:

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

All are digital PDF files unless otherwise noted:

- Tim McElligott, Canandaigua Lake County Sewer District
- Chris Jensen, Town Code Enforcement Officer
- Town Environmental Conservation Board
- James Fletcher, Town Highway Superintendent
- MRB Group D.P.C.
- Kevin Olvany, Canandaigua Lake Watershed Council

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, AUGUST 20, 2021**, to be considered for the **TUESDAY, SEPTEMBER 14, 2021**, 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.
2. No building permits will be issued until the lot line adjustment is approved by the Code Enforcement Officer.
3. Submit a separate drawing of the proposed lot line adjustment and subdivision.
4. Submit a separate drawing of the site plan work (the new addition, grading, setbacks, etc.).
4. Add a note to the plans that all excess dirt will be removed from the site.
5. Show how stormwater will flow around the addition.
6. If site disturbance will exceed 20,000 square feet, comply with the following:

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).

7. 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 applicant will receive a copy of the Planning Board 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 the meeting and wishes the Planning Board to act upon 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.