

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 16, 2021

TO: MARKS ENGINEERING REPRESENTING JOHN LEWIS
FROM: DEVELOPMENT OFFICE
EMAIL: BMARKS@MARKSENGINEERING.COM JOHNMLEWIS4210@GMAIL.COM
DATE: Wednesday, February 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.

**ZONING BOARD OF APPEALS FOR TUESDAY, MARCH 16, 2021
PLANNING BOARD FOR TUESDAY, MARCH 23, 2021**

**CPN-21-011 Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street,
Canandaigua, N.Y. 14424; representing John Lewis, 26707 Wedge-
wood Park, Cypress, Texas 77433; owner of property at 4210 County
Road 16**

TM #126.12-2-2.000

Requesting a lot coverage Area Variance for a total lot coverage of 27.47 percent (when 25 percent is the maximum) and a Single-Stage Site Plan approval for the tear down and rebuild of an existing residence.

Application Information:

1. A Public Hearing **IS** required.
2. State Environmental Quality Review (SEQR)—**Type II 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:

All are digital PDF files unless otherwise noted:

➤ John Berry, Canandaigua Lake County Sewer District

- Town Environmental Conservation Board
- James Fletcher, Town Highway and Water Superintendent
- Ontario County Planning Board
- Ontario County Department of Public Works, c/o William Wright (*paper copy*)
- 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, FEBRUARY 19, 2021**, to be considered for the **TUESDAY, MARCH 16, 2021**, Zoning Board of Appeals agenda and the **TUESDAY, MARCH 23, 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, as follows:

General Content:

All dimensions shall be shown in feet and in hundredths of a foot: *Need side dimensions, tie-off for driveway off property line.*

A signature block for the Planning Board Chairperson and others as may be required: *Needs to be added.*

Proposed Conditions: Development:

The proposed building setback from each property line and other buildings on the same line: *Driveway dimension to be added from the property line.*

The Planning Board may require an applicant to submit additional information as may be needed to assess the potential impacts from the proposed development: *Submit a letter of compliance with the Shoreline Development Guidelines.*

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

Detailed sizing and final material specification of all required improvements: *Provide stormwater calculations.*

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. The applicant shall provide **2 complete hard copies** 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 Zoning Board of Appeals and the Planning Board 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 or 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.