

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 July 16, 2018

TO: VENEZIA ASSOCIATES FOR DAVID DADETTA

FROM: DEVELOPMENT OFFICE

EMAIL: ANTHONY@VENEZIASURVEY.COM

DATE: Tuesday, July 17, 2018

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.

PENDING ZONING BOARD OF APPEALS APPLICATION FOR THE TUESDAY, AUGUST 21, 2018, AGENDA

PLANNING BOARD APPLICATION FOR THE TUESDAY, AUGUST 28, 2018, AGENDA:

CPN-18-049 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424, representing David and Laura Daddetta, 17 Claret Drive, Fairport, N.Y. 14450, owners of property at 4385 County Road 16

TM #126.16-1-8.11

Requesting Site Plan approval for an addition to a single-family dwelling and the complete tear down and rebuild of the garage.

Application Information:

1. A Public Hearing **IS** required (pending Zoning Board of Appeals application).
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:

➤ John Berry, Canandaigua Lake County Sewer District

- Town Environmental Conservation Board
- James Fletcher, Town Highway and Water Superintendent
- MRB Group, D.P.C.
- Ontario County Planning Board
- Mike Northrup, Chief, Cheshire Fire Department
- 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, JULY 20 2018**, to be considered for the **TUESDAY, AUGUST 21, 2018**, Zoning Board of Appeals agenda and the **TUESDAY, AUGUST 28, 2018**, Planning Board agenda:

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

Name and seal of the New York State licensed professional engineer or surveyor responsible for the plan (signed).

A signature block for the Planning Board Chairperson and others as may be required (add a signature block for the Town Engineer).

Existing Conditions:

All existing property lines, with bearings and distances including the subject (parent) parcel Tax Map numbers (provide an Existing Features Plan).

Area of the subject lot(s);

Required building setback lines on each lot;

Sufficient data to determine readily the location, bearing and length of every existing street, easement, lot and boundary line and to reproduce such lines on the ground, including:

Delineation of natural features described in the NRI including;

Land exceeding a slope of 10% (provide Steep Slope data breakdown, i.e., 15%–25%, 25%–40%, and over 40%, per Town Steep Slope Law, Chapter 220-8.

NYSDEC or Federally regulated wetland (lake).

Public and private wells, water mains and fire hydrants (show nearest fire hydrant)

Proposed Conditions: Development:

Existing and proposed contours, at vertical intervals of no more than five feet (follow Town Code Chapter 220-8, Steep Slopes).

The boundaries and nature of all proposed easements, deed restrictions and other encumbrances.

Location and description of all swales, ponds, basins, fences, dikes or other devices required to control soil erosion and sedimentation or otherwise comply with the provisions of the Town Soil Erosion and Sedimentation Control Law (*see* Chapter 165).

Location and size of all proposed water mains, laterals, hydrants, meters, and valves (show water).

Proposed vegetative land cover and landscaping (provide a cover letter to explain compliance with the Shoreline Development Guidelines).

Schedule for development including a detailed sequence of construction and estimated dates for start and completion (provide a site-specific construction sequence).

The Planning Board may require an applicant to submit additional information as may be needed to assess the potential impacts from the proposed development

Final Site Plan Requirements—Chapter 220 Section 220-70

Copies of other proposed easements deed restrictions and other encumbrances.

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

2. Provide Steep Slopes data as required by the Steep Slopes Law.
3. Provide a Lot Coverage Plan with shading to depict the areas of calculation.
4. Provide a cover letter to explain compliance with the Shoreline Development Guidelines.
5. Provide an Existing Features Plan.
6. Provide elevation renderings of the proposed structure.
7. Provide a letter from the adjacent property owner in which the adjacent property owner acknowledges the proposed improvements on the applicants’ property and the potential impacts of the improvements upon the lands of the adjacent property owner.
8. Provide a more detailed erosion, grading, and sedimentation control plan, i.e., a more step-by-step sequencing of site-specific construction on the steep slope.
9. The applicant shall provide **19** 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 (if applicable) 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 these meetings 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 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.