

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: HARGRAVE-LEONE, LLC AND DENNIS KESSLER
FROM: DEVELOPMENT OFFICE
EMAIL: MLEONE325@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-19-071 Hargrave/Leone LLC and Dennis Kessler, 1661 Murray Road, Victor, N.Y. 14564; owners of property at 4443 County Road 16 TM #126.20-1-1.200
Requesting Subdivision approval to create Proposed Lot #1 consisting of 1.93 acres and Proposed Lot #2 consisting of 1.93 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:
 - Town Environmental Conservation Board
 - Ontario County Planning Board
 - William Wright, Ontario County Department of Public Works

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 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:

Name and seal of the New York State licensed professional engineer and/or surveyor responsible for the plat.

Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s): *Suggest a reduced setback from County Road 16.*

Existing Conditions (Natural Land Features):

Land exceeding a slope of 10% to 15%.

Proposed Conditions (Lot Boundaries):

For proposed Conservation Subdivisions (§174-16 (B) [1]) a summary of requested modifications to lot size, setback and other dimensional requirements.

2. Provide a Conservation Subdivision analysis to the Planning Board (the intent of a Conservation Subdivision is the protection of constrained lands).
3. Show the areas of lands considered to be constrained (i.e., lands over a 15 percent slope, private rights of way, etc., including the acreage of constrained lands).
4. The applicant shall provide **11** 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 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.

