

Town of Canandaigua

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Canandaigua, NY 14424
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Established 1789

PLANNING REVIEW COMMITTEE (PRC) Meeting Notes of June 15, 2020

TO: MARATHON ENGINEERING REPRESENTING MICHAEL HESS
FROM: DEVELOPMENT OFFICE
EMAIL: LBUSHEN@MARATHONENG.COM MHES@WASTEARMONICS.COM
DATE: Tuesday, June 16, 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.

PLANNING BOARD APPLICATION FOR TUESDAY, JULY 28, 2020

CPN-20-038 Marathon Engineering, c/o Lucas Bushen, 39 Cascade Drive, Rochester, N.Y. 14614; representing Michael Hess, 3713 County Road 16, Canandaigua, N.Y. 14424; owner of property at 4645 County Road 16 TM #140.11-1-10.000

Requesting a Single-Stage Site Plan approval to demolish an existing residence and construct a new three-level single-family home with a walk-out basement and an attached garage. Other proposed site work: reconfiguration of the driveway and construction of a new lakefront access stairway. There will be a boat accessory storage structure whose roof is integral to the landing on the new structure.

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:
 - Tyler Ohle, Watershed Inspector (digital PDF file)
 - Town Historian (digital PDF file)

- Chris Jensen, Town Code Enforcement Officer (digital PDF file)
- Town Environmental Conservation Board (digital PDF file)
- James Fletcher, Town Highway and Water Superintendent (digital PDF file)
- MRB Group D.P.C. (digital PDF file)
- Jim Russell, Chief, Cheshire Fire Department (paper print)
- Kevin Olvany, Canandaigua Lake Watershed Council (digital PDF file)
- William Wright, Ontario County DPW (paper print)

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, JUNE 19, 2020**, to be considered for the **TUESDAY, JULY 28, 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:

All dimensions shall be shown in feet and in hundredths of a foot.

Name of the owner of the property.

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

Existing Conditions:

Required building setback lines on each lot.

Delineation of natural features described in the NRI including:

- Land exceeding a slope of 10 percent: *Provide steep slope information.*

All existing significant man-made features including but not limited to:

- Width, location and sight distances for all private driveways.
- Public and private wells, water mains and fire hydrants: *Fire hydrants.*

Proposed Conditions: Development:

Proposed location, boundaries and uses of all buildings: *Southeast patio?*

Location and widths of all proposed driveway intersections with streets and sight distances therefrom. Suitable means of access in accordance with Town Code and Town of Canandaigua Site Design and Development Criteria: *Sight distances.*

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

Outdoor lighting: *Dark-sky compliant note.*

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

Detailed sizing and final material specification of all required improvements.

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 plans must be stamped and signed by a licensed engineer/surveyor.
3. The Planning Review Committee discussed the wisteria that envelopes one or more of the trees on the property and suggested a review of the trees and existing vegetation by a landscape architect.
4. The applicant shall provide **3** 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 the 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 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.