

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 13, 2021

TO: GREG MCMAHON REPRESENTING ELI & PEGGY FUTERMAN
FROM: DEVELOPMENT OFFICE
EMAIL: [GREG@MCMAHON -LARUE.COM](mailto:GREG@MCMAHON-LARUE.COM)
DATE: Tuesday, September 14, 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, OCTOBER 26, 2021

CPN-21-073 McMahon LaRue Associates, P.C., 822 Holt Road, Webster, N.Y. 14580; representing Eli and Peggy Futerman, 220 Espanade Drive, Rochester, N.Y. 14610, owners of property at 4799 County Road 16.

TM #140.14-01-20

TM #140.14-01-21

Requesting an Administrative Lot-Line Adjustment and Single-Stage Site Plan approval for the demolition of an existing home and garage, and construction of a new home and garage.

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:

- Tyler Ohle, Watershed Inspector
- Chris Jensen, Town Code Enforcement Officer
- Town Environmental Conservation Board
- James Fletcher, Town Highway and Water 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, SEPTEMBER 17, 2021**, to be considered for the **TUESDAY, OCTOBER 26, 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. Provide a statement of compliance with the Shoreline Development Guidelines.
3. Water quality mitigation measures will be required if disturbance exceeds 20,000 square feet.
4. The proposed outdoor shower must be connected to the sanitary sewer system (not to a storm drain). A roof is also required over the outdoor shower.
5. . Remove miscellaneous items from the Lot line adjustment as discussed at the Planning Review Committee meeting. Lot lines, setbacks and structures are all that are needed on this plan.
6. Provide a statement of compliance with the Shoreline Development Guidelines. Label the title of the drawing as a Lot-Line Adjustment (remove “Re-Subdivision” label).
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 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.