

**From:** Chris Jensen <cjensen@townofcanandaigua.org>  
**Sent:** Tuesday, October 19, 2021 12:25 PM  
**To:** 'Shawna Bonshak'  
**Cc:** 'Development Clerk'  
**Subject:** Project Comments

CPN 20-051

Will wait for updated plan to provide comments

CPN 21-077

Existing conditions plan details a 'stone parking area' to be removed. This area was not approved as parking – part of violation notices issued.

There are several violations outstanding on this parcel. Application has placed a 'hold' on those violations. Please make applicant aware of zoning code which does not permit the outdoor storage of materials. Site is zoned Community Commercial. Building yards – Contractor Storage Yard and Heavy Equipment Storage are not approved uses. Construction Companies are not a permitted use.

Business Offices are an approved use in the CC zoning District. Applicant occupied an existing office space for use as headquarters/business office. Applicant has not obtained approvals or sought variance for use of site as a Construction Company (a use permitted in Industrial Zone – Not Commercial Zone) Applicant to be reminded site is for use as a business office and not a construction company. Applicant to provide statement of operation. If statement of operation details use as a construction company a Use Variance will be required.

Plan details large asphalt drive area. This is not labeled as a parking area or delineated with parking spaces.

Enclosed dumpster missing from plan – applicant to clarify need.

See section 220-76 of Town Code for landscaping and buffering between commercial and residential parcels.

CPN 21-080

Plans detail several 'future' items. Future pool – future barn – future pool house. Plans should be limited to items applied for in building permit application.

CPN 21-081

Plan lacking detail on existing drive, clearing, and gravel area associated with existing metal Agricultural barn.

Do they plan on installing new drive to barn? Site distance does not line up with existing drive locations. Is existing drive within 10ft. of new parcel boundary?

CPN 21-082

Disturbance limits are very close to the edge of dwelling and grading. Unrealistic when it comes to constructing.

Move silt fence 10ft. from toe of limits of disturbance and relook at limits.

CPN 21-083

Plan with proposed features requires stamp/signature of Engineer/Architect.

Plan lacking any erosion or sediment control or any infrastructure to address the request for increased building and lot coverage.

Tests for granting area variance lacking detail. No supporting evidence provided.

CPN 21-084

*Dehollander*

Existing Conditions plan by surveyor – with boundary – missing

OnSite Wastewater system requires approval from Soil & Water

Driveway is over 500ft. long – Provide fire apparatus turnaround

Driveway is over 500ft. long – Provide turnout

Driveways, and portions thereof, that serve more than four buildings shall meet the design requirements for fire apparatus access roads as specified in Section 503 of the fire code. Revise Design.

CPN 21-085

On-site wastewater system design missing. In watershed. Requires application and approval to Soil & Water.

Perc Test locations appear to be outside of the proposed leach area.

Owner signature missing on Permit Application – Section 12

Gravel Drive is detailed at a width of 8ft. – See residential Code 511

Driveway to be a minimum width of 12ft.

Driveway is over 500ft. long – Provide fire apparatus turnaround

Driveway is over 500ft. long – Provide turnout

CPN 21-086

Interpretation

CPN 21-087

Application details 'accessory structure'. Plans detail existing 'Cottage' and 'house'. Town records detail Applicant to agree to inspection of existing structure to determine if structure is a pre-existing non-conforming secondary dwelling or pre-existing non-conforming uninhabitable accessory structure.

Structure is within 5ft. of parcel boundary. Applicant should be aware of Section 302 of residential Building code in regards to Fire Separation.

Plan lacking detail on runoff from structure – gutters – downspouts

**Chris Jensen PE MCP**, Code/Zoning Officer

Town of Canandaigua

Cell: (585) 315-3088