

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 March 15, 2021

TO: COSTICH ENGINEERING REPRESENTING DAIGUA, LLC
FROM: DEVELOPMENT OFFICE
EMAIL: EGEFELL@COSTICH.COM DLEVE@LEVELAW.COM
DATE: Wednesday, March 17, 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.

ZONING BOARD OF APPEALS FOR TUESDAY, APRIL 20, 2021

PLANNING BOARD FOR TUESDAY, APRIL 27, 2021

CPN-21-018 Costich Engineering DPC, c/o Evan R. Gefell, R.L.A., 217 Lake Avenue, Rochester, N.Y. 14608; representing Daigua LLC, P.O. Box 784, Pittsford, N.Y. 14534; owner of property at 3844 County Road 16 (West Lake Road)

TM #113.09-3-10.11

Requesting an Area Variance and a Single-Stage Site Plan approvals to make improvements to allow vehicular access from County Road 16 (West Lake Road), to construct a 100-square-foot accessory building, shoreline stabilization and dock. The accessory building will be seasonal and be served by public water and sanitary sewer. Requesting a 53.9-foot front setback variance to construct an accessory building 6.1 feet from the east boundary of County Road 16 (West Lake Road) (60 feet is required in the RLD). Requesting restoration of the original driveway in the existing curb cut location off of County Road 16 (West Lake Road) and thus a second point of access in the RLD.

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:

All are digital PDF files unless otherwise noted:

- John Berry, Canandaigua Lake County Sewer District
- Chris Jensen, Town Code Enforcement Officer
- Town Environmental Conservation Board
- MRB Group D.P.C.
- James Fletcher, Town Highway and Water Superintendent
- Ontario County Planning Board
- Frank Magnera, Chief, Canandaigua City Fire Department
- Kevin Olvany, Canandaigua Lake Watershed Council
- William Wright, Ontario County Department of Public Works (*paper copy*)

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, MARCH 19, 2021**, to be considered for the **TUESDAY, APRIL 20, 2021**, Zoning Board of Appeals agenda and the **TUESDAY, APRIL 27, 2021**, Planning Board agenda.

1. See attached ***Sketch Plan Checklist and One-Stage (Preliminary & Final) Subdivision Checklist***—All items with an open circle to the right must be addressed prior to the application being further processed, as follows:

See attached checklist for “open circle” items to be addressed.

2. Remove the dock from the plans (dock will be a separate application and an administrative review).
3. Provide a note on the plans that the dock improvements will be a separate application to the Town Code Enforcement Officer.
4. Submit the New York State Department of Environmental Conservation (DEC) permit for shoreline stabilization.
5. Submit an Area Variance application to the Zoning Board of Appeals for a secondary driveway access.
6. Submit an Area Variance application to the Zoning Board of Appeals for the setback of the Accessory Structure from County Road 16.
7. Submit a Shoreline Development Guidelines compliance statement.
8. Clarify if any land disturbance will be on slopes of 12 percent or greater (variance is required on land which exceeds 12 percent slope).
9. The applicant shall provide **2 complete hard copies** 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 Zoning Board of Appeals and the Planning Board 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 the meetings and wishes the Zoning Board of Appeals and/or 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 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.