

# *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 October 15, 2018**

**TO:** MARATHON ENGINEERING FOR JOHN & JOANNE SMITH  
**FROM:** DEVELOPMENT OFFICE  
**EMAIL:** [LBUSHEN@MARATHONENG.COM](mailto:LBUSHEN@MARATHONENG.COM) [JTS@BRITECOMPUTERS.COM](mailto:JTS@BRITECOMPUTERS.COM)  
**DATE:** Tuesday, October 16, 2018

*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*  
**ZONING BOARD OF APPEALS APPLICATION FOR TUESDAY, NOVEMBER 20, 2018**  
**PLANNING BOARD APPLICATION FOR TUESDAY, NOVEMBER 27, 2018**

**CPN-18-074 Marathon Engineering (Lucas Bushen), 39 Cascade Drive, Rochester, N.Y. 14614, representing John and Joanne Smith, owners of property at 4519 Davidson Landing Drive**

TM #126.20-1-15.200

Requesting an Area Variance and a Single-Stage Site Plan to enclose and reconfigure the existing lakeside porch, expand the house by 7 feet, construct an attached garage, reconfigure the driveway and remove an existing shed. Overall impervious surface is being reduced by 2,200 square feet due to restoration to grass. Area Variance for front setback from Davidson Landing (60 feet required, 24 feet proposed).

### Application Information:

1. A Public Hearing **IS** required.
2. State Environmental Quality Review (SEQR)—**Type II 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:
  - John Berry, Canandaigua Lake County Sewer District
  - Town Environmental Conservation Board

- James Fletcher, Town Highway and Water Superintendent
- MRB Group, D.P.C.
- Ontario County Planning Board
- Mike Northrop, Chief, Cheshire Fire Department
- 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, OCTOBER 19, 2018**, to be considered for the **TUESDAY, NOVEMBER 20, 2018, ZONING BOARD OF APPEALS AGENDA**, and the **TUESDAY, NOVEMBER 27, 2018**, Planning Board agenda:

1. See attached ***One-Stage (Preliminary and 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:**

A signature block for the Planning Board Chairperson and others as may be required:  
Provide a signature block for the Town Water Superintendent.

**Existing Conditions:**

The boundaries and nature of all existing easements, deed restrictions and other encumbrances: Provide a statement identifying deed restrictions (if any).

All existing significant man-made features including but not limited to: public and private wells, water mains and fire hydrants: Identify the closest fire hydrant on the plans.

**Proposed Conditions: Development:**

Proposed vegetative land cover and landscaping: Provide a cover letter to indicate compliance with the Shoreline Development Guidelines.

**Final Site Plan Requirements—Chapter 200, Section 220-70:**

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 are to be updated to reflect the recently updated *Canandaigua Site Design and Development Criteria* including phosphorus notes.
3. A note is to be added to the site plan that outdoor lighting (if any) is to be dark-sky compliant.
4. The limits of disturbance boundaries are to be identified on the plans and the associated acreage is to be provided. Verify if the total project disturbance is 20,000 square feet and under. If disturbance is 20,000 square feet or greater, comply with the Town of Canandaigua Site Design and Development Criteria, as follows:

Excerpt from the *Canandaigua Site Design and Development Criteria*:

## ARTICLE V—DRAINAGE IMPROVEMENTS

### D. Water Quality and Quantity Requirements:

All development in the Canandaigua Lake Watershed Area with a distance of 500 feet or more away from the Canandaigua Lake shall incorporate water quality preservation measures into the design of the project as follows:

- a. If the total disturbance is 20,000 square feet or more, the project will be required to provide water quality preservation measures and be designed to manage the impacts of a 2-year design storm.
5. The applicant shall provide **19** 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 Zoning Board of Appeals and the Planning Board meeting 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 these meetings and wishes the Zoning Board of Appeals and/or the Planning Board to act on the applications 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.