

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424
(585) 394-1120 / Fax (585) 394-9476

PLANNING REVIEW COMMITTEE (PRC)

Tuesday, April 13, 2020 • 9:00 a.m.

MEETING MINUTES

All applicants are hereby given notice that the following report provides positive input to keep the application process moving forward. There may likely be additional PRC comments or Planning/Zoning Board of Appeals comments forthcoming based upon further review by the members of the PRC or respective boards.

If PRC requirements are not submitted by the deadline given in the minutes, the application will not appear on the Planning Board or Zoning Board of Appeals agenda(s).

ZONING BOARD OF APPEALS APPLICATION FOR TUESDAY, MAY 19, 2020

PLANNING BOARD APPLICATION FOR TUESDAY, MAY 26, 2020

CPN-20-022

Venezia & Associates, 336 N. Main Street, Canandaigua, N.Y. 14424; representing Richard Quehl and Kelli Vestal, 620 Creekside Drive, Geneva, Illinois 60134; owners of property at 3312 Fallbrook Park. TM #98.11-1-6.00

Requesting an Area Variance for building coverage; requesting a Single-Stage Site Plan for the tear down of an existing house and rebuild of a new single-family residence.

Application Information:

1. A Public Hearing **IS** required (for Zoning Board of Appeals application)
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 (1 paper copy)
 - Chris Jensen, Town Code Enforcement Officer (electronic)
 - Town Environmental Conservation Board

- James Fletcher, Town Highway and Water Superintendent (electronic)
- MRB Group DPC (electronic)
- Ontario County Planning Board (electronic)
- Frank Magnera, Chief, Canandaigua City Fire Department (electronic)
- Kevin Olvany, Canandaigua Lake Watershed Council (electronic)

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, APRIL 17, 2020**, to be considered for the **TUESDAY, MAY 19, 2020**, Zoning Board of Appeals Agenda and the **TUESDAY, MAY 26, 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:

Existing Conditions:

All existing significant man-made features described in the NRI including:

Buildings with property line setbacks. *To wall where spa will go*

Public and private wells, water mains and fire hydrants: *Show the nearest fire hydrant.*

Proposed Conditions: Development:

The proposed building setback from each property line and other buildings on the same lot: *South setbacks not legible due to overlapping notes.*

Final Site Plan Requirements: Chapter 220, 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 Planning Review Committee discussed for the record Code Enforcement Officer’s comments regarding the proximity of the proposed home to the property line and fire safety issues.
3. Clarify if only 10 feet of the driveway is a porous section.
3. The applicant shall provide **2** 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 the 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.