

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 16, 2017

TO: VENEZIA ASSOCIATES FOR CANANDAIGUA COUNTRY CLUB
FROM: DEVELOPMENT OFFICE
FAX #: VIA EMAIL – ANTHONY@VENEZIASURVEY.COM
Cccgolf1@gmail.com
DATE: Tuesday, October 17, 2017

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 APPLICATION FOR THE NOVEMBER 21, 2017, AGENDA PLANNING BOARD APPLICATION FOR THE NOVEMBER 28, 2017 AGENDA:

CPN-070-17 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424,
representing Canandaigua Country Club, owner of property at 3280
Fallbrook Park
TM #98.00-1-39.111
Requesting Area Variances for the stream setback, the lake setback and potentially other variances depending upon the updated plans. Requesting One-Stage Site Plan approval to construct a new patio and event tent on Country Club property.

Application Information:

1. State Environmental Quality Review (SEQR)—Type II
2. A referral to the Ontario County Planning Board **IS** required.
3. The Planning Review Committee will forward a copy of the application and supporting documentation to the following agencies for their review and recommendation:
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Town Environmental Conservation Board
 - Greg Hotaling, MRB Group, D.P.C.

- Ontario County Planning Board
- Chief, Canandaigua City Fire Department
- Harold Keppner, Army Corps of Engineers

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. **FRIDAY, OCTOBER 20, 2017**, to be considered for the **NOVEMBER 21, 2017**, Zoning Board of Appeals agenda and the **NOVEMBER 28, 2017**, 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:

One-stage (Preliminary and Final) Site Plan Checklist

Preliminary Site Plan Checklist—Chapter 220 Section 220-69

B. Information shown on the preliminary site plan shall be organized to clearly depict existing and proposed conditions and assist the Planning Board's understanding of potential impacts as well as proposed mitigation: Clearly show what is existing and what is being proposed.

General Content:

Date, North point and scale. The site plan shall be at a scale of no more than 100 feet to the inch. Provide a bar scale.

A legible location map.

A map revision box.

A signature block for the Planning Board Chairperson and others as may be required. Signature block for the Town Engineer.

Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s). The zoning district as shown on the map is not correct.

Existing Conditions

All existing property lines, with bearings and distances including the subject (parent) parcel Tax Map numbers.

Area of the subject lot(s).

Required building setback lines on each lot.

Sufficient data to determine readily the location, bearing and length of every existing street, easement, lot and boundary line and to reproduce such lines on the ground, including:

The boundaries and nature of all existing easements, deed restrictions and other encum-

brances;

Existing contours at vertical intervals of 20 feet, including the source of the information. In the case of steep or unusual tracts, the Planning Board may require contours at such lesser intervals as it finds necessary for study and Planning of the tract.

Existing vegetative land cover (trees).

Tree masses and other significant land cover.

NYSDEC or Federally-regulated wetland. Show the Federal wetland limits.

All existing significant man-made features including but not limited to:

Buildings with property line setbacks.

Existing streets on or adjacent to the subject lot including names, right-of-way widths and pavement widths.

Public and private wells, water mains and fire hydrants.

Drainage features including, storm water ponds, swales, culverts, and known underground drain tiles.

Location of all other existing utility lines and related facilities including, gas, electric and telephone.

Proposed Conditions: Development

The proposed building setback from each property line and other buildings on the same lot.

Outdoor lighting. Show as a note on the plans.

A description of all approvals required from outside agencies.

The Planning Board may require an applicant to submit additional information as may be needed to assess the potential impacts from the proposed development

Final Site Plan Requirements—Chapter 220 Section 220-70

B. The final site plan shall be clearly marked as final and shall show thereon or be accompanied by:

Detailed sizing and final material specification of all required improvements.

Cost estimates for improvements where surety may be required by the Planning Board including but not limited to: landscaping and storm water and erosion control measures. Sureties shall comply with Town Code §174-32 “Surety.”

2. The applicant shall provide **18** complete hard copies of the plans and survey. 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 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 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