

# *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 November 12, 2019**

**TO:** JAY HARRIS MAXWELL REPRESENTING DAN GABRIELE/GARY & LAURA  
HASELEY

**FROM:** DEVELOPMENT OFFICE

**EMAIL:** JAY-HARRISMAXWELL@HANLONARCHITECTS.COM

**DATE:** Wednesday, November 13, 2019

*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 TUESDAY, DECEMBER 17, 2019**  
**PLANNING BOARD APPLICATION FOR TUESDAY, JANUARY 14, 2020**

**CPN-19-091 Hanlon Architects, 6605 Pittsford–Palmyra Road, Suite W5, Fairport, N.Y. 14450; and Gary and Laura Haseley, 19669 Beach Road, Unit A, Jupiter, Florida 33469; representing Dan Gabriel, owner of property at 3310 Fallbrook Park**  
TM #98.11-1-5.100

Requesting an Area Variance for the installation of a hot tub (spa) in the rear yard; and requesting a Single-Stage Site Plan approval for the renovation of an existing home: removal of an existing deck, small garage addition, screen porch addition, and patio area.

### 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 DPC
- Ontario County Planning Board (2 copies)
- 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, NOVEMBER 15, 2019**, to be considered for the **TUESDAY, DECEMBER 17, 2019**, Zoning Board of Appeals agenda; and the **TUESDAY, JANUARY 14, 2020**, Planning Board agenda.

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

**General Content:**

Name of the owner of the property.

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 signature block for the Planning Board Chairperson and others as may be required: *Provide a signature block for the Town Engineer.*

**Existing Conditions:**

Required building setback lines on each lot: *Show the setbacks.*

All existing significant man-made features including but not limited to: Buildings with property line setbacks.

Sanitary and storm sewers.

Public and private wells, water mains and fire hydrants: *Show the water main connection.*

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.

Schedule for development including a detailed sequence of construction and estimated dates for start and completion.

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

Detailed sizing and final material specification of all required improvements: *Provide details on the retaining wall.*

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. Submit an application to the Zoning Board of Appeals for the Area Variance for the hot tub (spa).
3. Submit a Site Development application.
4. Submit the updated State Environmental Quality Review (SEQR) Environmental Assessment Form.
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 application 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.

