

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 June 17, 2019

TO: VENEZIA ASSOCIATES FOR VIOLAS FAMILY TRUST
FROM: DEVELOPMENT OFFICE
EMAIL: ANTHONY@VENEZIASURVEY.COM GUY@GUYVIOLAS.COM
DATE: Tuesday, June 18, 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, JULY 16, 2019

PLANNING BOARD APPLICATION FOR TUESDAY, JULY 23, 2019

**CPN-19-045 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424;
representing Violas Family Trust, owner of property at 3320
Fallbrook Park**

TM #98.11-1-10.000

Requesting Area Variances and a Site Plan approval for the tear down and rebuild of a single-family home on Canandaigua Lake.

Area Variances:

Front setback of 33.3 feet (16.7-foot variance) when 50 feet is required.

Building coverage of 29.1 percent when 25 percent is the limit.

Lot coverage of 45.9 percent when 40 percent is the limit.

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
- Frank Magnera, Chief, Canandaigua 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, JUNE 21, 2019**, to be considered for the **TUESDAY, JULY 16, 2019**, Zoning Board of Appeals agenda and the **TUESDAY, JULY 23, 2019**, 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:

General Content:

A signature block for the Planning Board Chairperson and others as may be required—*remove reference to Town Highway Superintendent; change to Town Water Superintendent.*

Existing Conditions:

Delineation of natural features described in the NRI including:

—FEMA Special Flood Hazard Zone boundaries and designations, including the Flood Hazard Zone, Community Map Panel Number and the effective date of the Flood Insurance Mapping as shown—*show Flood Hazard Zone on the plans.*

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

—Buildings with property line setbacks—*show the setback from the lake to the existing patio.*

—Public and private wells, water mains and fire hydrants—*show nearest fire hydrant(s).*

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 property owner’s signature is required on the Area Variance application.

3. The project must comply with Town of Canandaigua Site Design and Development Criteria as amended by the Town Board (December 19, 2018), Article V “Drainage Improvements,” 5.0 Design Considerations, D. Water Quality and Quantity Requirements, #3, i.e.:
 3. 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 project 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.
4. The applicant shall provide **20** 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 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 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.