

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 May 14, 2018

TO: GROVE ENGINEERING FOR DAVID VANDEREEMS
FROM: DEVELOPMENT OFFICE
EMAIL: GROVE.ENGINEERING@YAHOO.COM DVANDEREEMS@GMAIL.COM

DATE: Tuesday, May 15, 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 placed on any agenda and will not be referred to outside agencies for review.

**ZONING BOARD OF APPEALS APPLICATION FOR THE TUESDAY, JUNE 19, 2018, AGENDA
PLANNING BOARD APPLICATION FOR THE WEDNESDAY, JUNE 27, 2018, AGENDA**

CPN-18-030 Grove Engineering (William Grove, P.E.), 8677 State Route 53, Naples, N.Y. 14512, representing David Vandereems, 5031 Wyffels Road, Canandaigua, N.Y. 14424, owner of property at 6245 Goff Road

TM #139.00-1-38.000

Requesting an Area Variance for side setback of 6 feet (structure is 34 feet when 40 feet is required) and Site Plan approval for an existing cabin with a lean-to addition and septic system (this structure already exists).

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:

- Tad Gerace, Ontario County Soil and Water Conservation District
- James Fletcher, Town Highway and Water Superintendent
- Ontario County Planning Board
- Mike Northrup, Chief, Cheshire Fire Department

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. **FRIDAY, MAY 18, 2018**, to be considered for the **TUESDAY, JUNE 19, 2018**, Zoning Board of Appeals agenda; and the **WEDNESDAY, JUNE 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:

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.

General Content:

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

Existing Conditions:

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

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.

All existing significant man-made features including but not limited to: width, location and sight distances for all private driveways.

Proposed Conditions: Development:

Existing and proposed contours, at vertical intervals of no more than five feet.

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

Location and widths of all proposed driveway intersections with streets and sight distances therefrom. Suitable means of access in accordance with Town Code and Town of Canandaigua Site Design and Development Criteria.

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. Provide a topographic map of areas to be improved.
3. The applicant shall provide **16** 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 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.