

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 14, 2021

TO: MARKS ENGINEERING REPRESENTING DONALD & MONICA MILLER
FROM: DEVELOPMENT OFFICE
EMAIL: BMARKS@MARKSENGINEERING.COM PAGEMM39@YAHOO.COM
DATE: Tuesday, May 18, 2021

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.

PLANNING BOARD FOR TUESDAY, JULY 13, 2021

CPN-21-058 Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424; representing Donald and Monica Miller, 3392 County Road 46, Canandaigua, N.Y. 14424; owners of property at 0000 Hickox Road

TM #96.00-1-20.111

Requesting a Single-Stage Site Plan approval for the construction of a new single-family residence with an attached garage and a walk-out basement.

Application Information:

1. A Public Hearing **IS NOT** required.
2. State Environmental Quality Review (SEQR)—**Type II Action.**
3. A referral to the Ontario County Planning Board **IS NOT** 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:

All are digital PDF files unless otherwise noted:

- Tyler Ohle, Watershed Inspector
- Chris Jensen, Town Code Enforcement Officer
- Town Environmental Conservation Board

- Bob DiCarlo, Town Agricultural Advisory Committee
- James Fletcher, Town Highway and Water Superintendent
- MRB Group DPC
- Ontario County Agricultural Review Board
- Chief Chris Brown, Cheshire Fire Department

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, JUNE 18, 2021**, to be considered for the **TUESDAY, JULY 27, 2021**, 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.

General Content:

Names of owners of all abutting land: *Not shown.*

A completed agricultural data statement form identifying whether the site lies within an area which is further regulated under § 283-a of Town Law, as amended: *Not provided.*

For lots located within or adjacent to established Ontario County Agricultural District lands, the site plans shall have a general note which identifies and thereby acknowledges the provisions of the Town's Right-To-Farm Law.

Existing Conditions: *Need updated Existing Conditions Plan depicting full extent of subject parcel and depicting all existing structures:*

- (a) All existing property lines with bearings and distances including the subject (parent) parcel Tax Map numbers.
- (b) Area of the subject lot(s).
- (c) Required building setback lines on each lot.
- (d) Sufficient data to determine readily the location, bearing and length of every existing street, lot and boundary line and to reproduce such lines on the ground including:
 - [1] The length of all straight lines, radii, lengths of curves and tangent bearings for each street; and
 - [2] All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.
- (e) The boundaries and nature of all existing easements, deed restrictions and other encumbrances.
- (f) 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.
- (g) Existing vegetative land cover.

- (h) Delineation of natural features described in the NRI including:
 - [1] Existing watercourses.
 - [2] Tree masses and other significant land cover.
 - [3] Land exceeding a slope of 10%.
 - [4] NYSDEC or Federally regulated wetland.
 - [5] FEMA Special Flood Hazard boundaries and designations including the Flood Hazard Zone Community Map Panel Number and the effective date of the Flood Insurance Mapping as shown.
 - [6] Other natural features identified in the NRI.
 - (i) All existing significant man-made features including but not limited to:
 - [1] Buildings with property line setbacks.
 - [2] Width, location and sight distances for all private driveways.
 - [3] Limits of pavement and parking areas.
 - [4] Existing streets on or adjacent to the subject lot including names, right-of-way widths and pavement widths.
 - [5] Sanitary and storm sewers.
 - [6] Wastewater treatment systems.
 - [7] Public and private wells, water mains and fire hydrants.
 - [8] Drainage features including stormwater ponds, swales, culverts and known underground drain tiles.
 - [9] Location of all other existing utility lines and related facilities including gas, electric and telephone.
 - (j) Agricultural infrastructure including surface and subsurface drainage systems, and access lanes for farm equipment.
- 2. Possible issue with having two driveways into one parcel; clarify this issue with Code Enforcement Officer Chris Jensen.
 - 3. Show the property line on the site plan drawing.
 - 4. Show the existing barn on the site plan drawing; clarify if the existing barn is to remain or if it will be removed.

5. The applicant shall provide **1 complete hard copy** of the plan. 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 Planning Board agenda approximately 10 days prior to the meeting date. The applicant is required to be in attendance at the meeting. If the applicant cannot attend the meeting and wishes the Planning Board to act upon 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.