

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424
(585) 394-1120 / Fax (585) 394-9476

PLANNING REVIEW COMMITTEE (PRC)

Monday, September 12, 2022 • 9:00 a.m.

MEETING MINUTES

All applicants are hereby given notice that the following report provides positive input to keep the application process moving forward. There may likely be additional PRC comments or Planning/Zoning Board of Appeals comments forthcoming based upon further review by the members of the PRC or respective boards.

If PRC requirements are not submitted by the deadline given in the minutes, the application will not appear on the Planning Board or Zoning Board of Appeals agenda(s).

PLANNING BOARD FOR TUESDAY, OCTOBER 25, 2022

CPN-22-073 **Grove Engineering, c/o William J. Grove, P.E., 8677 State Route 53, Naples, N.Y. 14512; representing Ethan Parrish, 6240 Goodale Road, Canandaigua, N.Y. 14424; owner of property on Hickox Road (Hickox Road Lot #1 of the Kuenen Subdivision).**
Portion of TM #96.00-1-50.100
Requesting a Single-Stage Site Plan approval for the construction of a single-family home on an eight-acre parcel.

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:

- Chris Jensen, Town Code Enforcement Officer
- James Fletcher, Town Highway and Water Superintendent

- MRB Group, D.P.C.
- Tyler Ohle, Watershed Inspector
- Cheshire Fire Department

If any of the following names are on the above list, then these individuals are to receive paper hard copies:

- *William Wright, Ontario County Department of Public Works*
- *Timothy McElligott, P.E., Canandaigua Lake County Sewer District*
- *Sheryl Robbins, P.E., New York State Department of Health*

The applicant shall submit the following requested information to the Town Development Office prior to **4:00 p.m. FRIDAY, SEPTEMBER 16, 2022**, to be considered for the **TUESDAY, OCTOBER 25, 2022**, Planning Board agenda.

1. Provide a digital PDF file of the plans.
2. Add a plan note regarding the granting of variances by the Zoning Board of Appeals on August 16, 2022, that the variances were conditioned upon the placement of a deed restriction on this, and on the other two lots which were created by the Kuenen subdivision, that there will be no further subdivision of this and the other two lots in the subdivision (*see* CPN-22-052, single-stage subdivision of Lodewyk P. “Buzz” Kuenen, approved by the Planning Board on August 24, 2022).
3. The driveway apron off from Hickox Road is to be paved per the Town’s Site Design and Development criteria.
4. 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.

Reference: Town of Canandaigua Site Design and Development Criteria, amended by the Town Board, September 17, 2018 (Resolution #2018-274), Article V—Drainage Improvements, Section D: “Water Quality and Quantity Requirements,” (3) (a).

15. 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 meetings 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.