

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 February 12, 2018

TO: VENEZIA ASSOCIATES FOR BRIAN RUSSO
FROM: DEVELOPMENT OFFICE
Email: anthony@veneziasurvey.com brian.russo@leCHASE.com
DATE: Tuesday, February 13, 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.

PLANNING BOARD APPLICATION FOR THE MARCH 27, 2018, AGENDA:

CPN-18-010 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424,
representing Brian Russo, owner of property at 0000 Johnson Road
TM #126.00-1-60.210
Requesting One-Stage Site Plan approval for construction of a new single-family residence on vacant land.

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:
 - George Barden, Watershed Inspector
 - James Fletcher, Town Highway Superintendent
 - Michael 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, FEBRUARY 16, 2018**, to be considered for the **MARCH 27, 2018**, Planning Board agenda:

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

General Content:

All dimensions shall be shown in feet and in hundredths of a foot (show metes and bounds).

Name and seal of the New York State licensed professional engineer or surveyor responsible for the plan.

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:
Remove the Town Engineer from the signature block

Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s).

Existing Conditions:

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

Sufficient data to determine readily the location, bearing and length of every existing street, easement, 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.

The boundaries and nature of all existing easements, deed restrictions and other encumbrances (right-of-way description).

Public and private wells, water mains and fire hydrants.

Proposed Conditions (Development):

Delineation of limits of any land to be disturbed in any manner including areas to be cleared of vegetation, cut, filled, excavating or graded. The delineation shall include dimensions and other references needed to allow efficient field verification (amount to be disturbed).

Location and description of all swales, ponds, basins, fences, dikes or other devices required to control soil erosion and sedimentation or otherwise comply with the provisions of the Town Soil Erosion and Sedimentation Control Law (*see* Chapter 165) (provide an erosion control plan).

Final Site Plan Requirements (Chapter 220-Section 220-70):

A detailed plan identifying all lands, easements, and rights-of-way which shall be commonly owned with the identification of the association responsible for said ownership and method of managing the commonly owned properties (rights-of-way owned by the applicant).

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. A water main easement may be required along the frontage of Johnson Road.
3. Clarify the references, the boundaries, and the source(s) of the topography and site information.
4. Clarify the Town right-of-way along Johnson Road and the monuments associated with it.
5. Remove the Town Engineer from the signature block.
6. The site data information on the front page of the plans must be provided on the site plan.
7. Provides metes, bounds and monumentation.
8. Provide an official erosion control plan (required for disturbance exceeding one acre).
2. The applicant shall provide **9** 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 Planning Board meeting agenda approximately 10 days prior to the meeting dates. The applicant is required to be in attendance at the meeting. If the applicant cannot attend this meeting and wishes 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.