

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 August 17, 2020

TO: VENEZIA GROUP FOR FOX RIDGE 5B3
FROM: DEVELOPMENT OFFICE
EMAIL: ANTHONY@VENEZIASURVEY.COM ROCCO@VENEZIASURVEY.COM
DATE: Tuesday, August 18, 2020

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 TUESDAY, SEPTEMBER 22, 2020

**CPN-20-058 Venezia Group LLC, 5120 Laura Lane, Canandaigua, N.Y. 14424; owner of property at Fox Ridge Subdivision, Section 5B-3 (Lacrosse Circle)
TM #97.04-2-100.100**

Requesting Final Subdivision approval for the reconfiguration of lots in of Fox Ridge Subdivision Section 5B-3 (subdivide 14+ acres into 12 residential lots)

Application Information:

1. A Public Hearing **IS** required.
2. State Environmental Quality Review (SEQR)—**Completed.**
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:

All are digital PDF files unless otherwise noted:

- John Berry, Canandaigua Lake County Sewer District
- James Sprague, City Public Works
- Chris Jensen, Town Code Enforcement Officer
- Town Environmental Conservation Board
- James Fletcher, Town Highway and Water Superintendent

- MRB Group DPC
- Ontario County Planning Board
- Jim Russell, Chief, Cheshire Fire Department (paper copy)
- Kevin Olvany, Canandaigua Lake Watershed Council
- Sheryl Robbins, P.E., New York State Department of Health (paper copy)

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, AUGUST 21, 2020**, to be considered for the **TUESDAY, SEPTEMBER 22, 2020**, Planning Board agenda.

1. See attached ***Preliminary Subdivision Checklist (Phased Projects)***—All items with an open circle to the right must be addressed prior to the application being further processed, as follows:

General Content:

- (e) Name and seal of the New York State licensed professional engineer and/or surveyor responsible for the plat: *[?]*
- (f) Date, north point and scale. The plat shall be at a scale of no more than 100 feet to the inch: *Sheet 2*.
- (l) 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.
- (m) For lots located within or adjacent to an established Ontario County Agricultural District, the plat shall have a general note identifying and thereby acknowledging the provisions of the Town's Right to Farm Law: *Sheet 2—281, not 278*.
- (n) Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s): *Show current and proposed, Sheet 2*.

Existing Conditions: Lots:

- (a) All existing property lines, with bearings and distances including the subject (parent) parcel(s) Tax Map number(s): *Show/note on Sheet 2*.
- (b) 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: *Show road, not all dedicated*.
- (c) The boundaries and nature of all existing easements, deed restrictions and other encumbrances: *Water and sidewalk, 5B-2*.

Existing Conditions: Natural Land Features:

- (c) Delineation of natural features described in the NRI including:
 - [3] Land exceeding a slope of 10%: *Please check and confirm*.
 - [6] Other natural features identified in the NRI: *Viewshed, ridgeline*.

Proposed Conditions: Lot Boundaries:

- (d) Sufficient data to determine readily the location, bearing and length of every proposed street, easement, lot and boundary line and to reproduce such lines on the ground, including: *Show Sheet 2, water, sewer, etc.*
- (f) Required building setback lines on each lot: *[?]*
- (g) For proposed conservation subdivisions (§ 174-16) a summary of requested modifications to lot size, setback and other dimensions requirements.
- (h) The boundaries and nature of all proposed easements, deed restrictions and other encumbrances.

Proposed Conditions: Development:

- (a) Delineation of limits of any land to be disturbed in any manner including areas to be cleared of vegetation, cut, filled, excavated or graded. The delineation shall include dimensions and other references needed to allow efficient field verification.
 - (d) The proposed building setback from each property line and other buildings on the same lot.
 - (g) 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).
 - (i) Location and width of all proposed streets, alleys, rights of way and easements: *Drainage swale easement.*
 - (q) Proposed vegetative land cover and landscaping.
 - (t) Documentation of compliance with the adopted Town of Canandaigua Ridgeline Design Guidelines and Shoreline Development Guidelines.
2. Show the drainage swale as discussed at the Planning Review Committee meeting.
 3. Provide and/or consider an easement over the drainage swale with access to the swale.
 4. Provide Sheet #2 of 8 sheets.
 5. The applicant shall provide **3** 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 the 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.