

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 5B1
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 8, 2020

CPN-20-059 Venezia Group LLC, 5120 Laura Lane, Canandaigua, N.Y. 14424; owner of property at Fox Ridge Subdivision, Section 5B-1, Lot #48 and Lot #49
TM #97.04-2-48
TM #97.04-2-49
Requesting Re-subdivision approval of 2.724 acres to create Lot #48 at 1.363 acres and Lot #49 at 1.361 acres.

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 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:

- John Berry, Canandaigua Lake County Sewer District
- Chris Jensen, Town Code Enforcement Officer
- James Fletcher, Town Highway and Water Superintendent

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 8, 2020**, Planning Board agenda.

1. See attached ***Single-Stage (Preliminary/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:

Names of owners of all abutting land and the names of all abutting subdivisions: *[?]*.

Date, north point and scale. The plat shall be at a scale of no more than 100 feet to the inch: *Bar scale*.

Existing Conditions: Lots:

- (a) All existing property lines, with bearings and distances including the subject (parent) parcel(s) Tax Map number(s): *Remove parent parcel [?]*.
- (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:
 - [1] The length of all straight lines, radii, lengths of curves and tangent bearings for each street: *Remove [?]*.

Proposed Conditions: Lot Boundaries:

- (b) Survey map of new lots to be created as well as a survey or general location map showing the relationship of the derivative and parent parcels, including the road frontage and area remaining in the parent parcel (for large parcels, a drawing from the legal description may be accepted): *Remove [?]*.

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 to allow efficient field verification: *[?]*.
- (b) Existing and proposed contours, at vertical intervals of no more than five feet.
- (c) Proposed location, boundaries and uses of all buildings.
- (d) The proposed building setback from each property line and other buildings on the same lot.
- (e) Location and dimension of all areas to be protected as open space.
- (f) Location and dimensions of all public buildings, public areas and other parcels of land proposed to be dedicated to or reserved for public use.

- (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).
- (h) Limits of pavement and parking areas of the Town Code.
- (i) Location and width of all proposed streets, alleys, rights of way and easements.
- (j) Typical cross sections, street profiles and drainage details for all streets. Such profiles shall show the following: existing grade along the proposed street center line; existing grade along each side of the proposed street right of way; proposed finished center line grade or proposed finished grade at top of curbs; sanitary sewer mains and manholes; and storm sewer mains, inlets, manholes and culverts.
- (k) Location and widths of all proposed driveway intersections with streets and sight distances therefrom. Suitable means of access in accordance with Town Code and the Town of Canandaigua Site Design and Development Criteria must be shown for each lot unless such lot is to be annexed to an existing parcel with suitable access: *Show proposed driveways.*
- (l) Location and size of all proposed water mains, laterals, hydrants, meters and valves.
- (n) Location, size and invert elevations of all proposed sanitary and storm sewers and location of all manhole, inlets and culverts.
- (o) Where onsite wastewater treatment will be required for development of the proposed lots and regardless of whether or not the current application includes proposed development, the following information shall be provided:
 - [1] Delineation of sufficient area for at least one potential onsite wastewater treatment system for each proposed lot unless such lot has an existing and functioning onsite wastewater treatment system.
 - [2] Field test results and the name of the individual making the tests to determine soil percolation capabilities within that area.
- (p) Location of all other proposed utility lines and related facilities including gas, electric and telephone.
- (q) Proposed vegetative land cover and landscaping.
- (r) Outdoor lighting.
- (s) Location and design of proposed signs.
- (t) Documentation of compliance with the adopted Town of Canandaigua Ridgeline Design Guidelines and Shoreline Development Guidelines.
- (u) A description of all approvals required from outside agencies.

- (v) Schedule for development including a detailed sequence of construction and estimated dates for start and completion.
- (w) The Planning Board may require an applicant to submit additional information as may be needed to assess the potential impacts from the proposed development.

Chapter 174, Section 174-14 (Final Plat Checklist):

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. Refer to § 174-32 of this Chapter.

- 2. Once determined, a site plan for each lot shall be presented.
- 3. 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 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.