

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 15, 2020

TO: VENEZIA ASSOCIATES REPRESENTING DIXON-SCHWABL
FROM: DEVELOPMENT OFFICE
EMAIL: ANTHONY@VENEZIASURVEY.COM
DATE: Tuesday, June 16, 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, JULY 28, 2020

**CPN-20-041 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Connor & Chelsea Dixon-Schwabl Residence, 63 Winstead Road, Rochester, N.Y. 14609; owner of property at 0000 Lake Hill Drive
TM #126.00-1-59.111
Requesting a Single-Stage Site Plan approval for construction of a new single-family residence.**

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** 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:
 - John Berry, Canandaigua Lake County Sewer District (paper print)
 - Chris Jensen, Town Code Enforcement Officer (digital PDF file)
 - James Fletcher, Town Highway and Water Superintendent (digital PDF file)
 - Ontario County Planning Board (digital PDF file)
 - Jim Russell, Chief, Cheshire Fire Department (paper print)

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, JUNE 19, 2020**, to be considered for the **TUESDAY, JULY 28, 2020**, 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, as follows:

General Content:

All dimensions shall be shown in feet and in hundredths of a foot.

Names of owners of all abutting land: *North and west property owners.*

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

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: *Put the signature block at the same location on the sheets.*

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.

Existing Conditions:

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

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.

Proposed Conditions: Development:

The proposed building setback from each property line and others buildings on the same lot: *Need clarification on (?)*.

Proposed location, boundaries and uses of all buildings: *Provide details on the use of the (?) building.*

Final Site Plan Requirements—Chapter 220, Section 220-70:

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. Consult New York State Building Code § 511.2 regarding turnarounds on long driveways as may be required suitable for use by fire apparatus.

3. Install “No Parking” signs on the first turnaround area of the driveway.
4. Provide a written statement of compliance with the Ridgeline Guidelines.
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 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 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.