

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 January 13, 2020

TO: VENEZIA ASSOCIATES FOR ALAN & ELIZABETH LUPTON
FROM: DEVELOPMENT OFFICE
EMAIL: ANTHONY@VENEZIASURVEY.COM
DATE: Monday, January 13, 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.

ZONING BOARD OF APPEALS APPLICATION FOR TUESDAY, FEBRUARY 18, 2020
PLANNING BOARD APPLICATION FOR TUESDAY, FEBRUARY 25, 2020

CPN-20-003 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424;
representing Alan and Elizabeth Lupton, 343 N. Main Street,
Canandaigua, N.Y. 14424, owners of property at 3459 Lakeview Lane
TM #98.13-1-18.100
Requesting Area Variances (Front Setback, Building Coverage, Lot Coverage and Spa) and a One-Stage Site Plan approval for the tear down of an existing structure and the rebuild of a new single-family residence.

Application Information:

1. A Public Hearing **IS** 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
 - Ray Henry, Town Historian
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway and Water Superintendent
 - MRB Group DPC

- Ontario County Planning Board (two copies)
- Chief, Cheshire Fire Department
- Kevin Olvany, Canandaigua Lake Watershed Council

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, JANUARY 17, 2020**, to be considered for the **TUESDAY, FEBRUARY 18, 2020**, Zoning Board of Appeals agenda and the **TUESDAY, FEBRUARY 25, 2020**, Planning Board agenda:

1. See attached ***One-Stage (Preliminary and 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:

Proposed Conditions: Development:

Proposed vegetative land cover and landscaping—*Provide the landscape plan.*

Schedule for development including a detailed sequence of construction and estimated dates for start and completion.

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.”

The owner shall tender offers of cession, in a form certified as satisfactory by the Town Board Attorney, of all land included in streets, highways or parks not specifically reserved by the owner. Although such tender may be irrevocable, approval of the site plan by the Planning Board shall not constitute an acceptance by the Town of the dedication or gift of any street, highway or park, or other open space. A dedication or gift of any such improvements may only be accepted by the Town Board.

2. Provide a statement of compliance with the Shoreline Development Guidelines.
3. Provide a landscape plan.
4. The applicant shall provide **21** 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 Zoning Board of Appeals and the Planning Board meeting agendas approximately 10 days prior to the meeting dates. The applicant is required to be in attendance at the meetings. 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.