

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 April 20, 2016

TO: BRENDA AND MIKE LUCEY
FROM: DEVELOPMENT OFFICE
FAX #: VIA EMAIL – BRENDALLUCEY@YAHOO.COM
DATE: THURSDAY APRIL 21, 2016

You are hereby given notice that the following report provides positive input to keep the application process moving forward.

NOTE: 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.

Brenda and Mike Lucey, 5161 Cheshire Glen, Canandaigua, N.Y. 14424
Property address: 3356 Hickox Road
(TM #96.00-1-18.120) (CPN-021-16)

Application Information:

1. The applicant is seeking One-stage Site Plan approval for construction of a new single-family dwelling on a 2.011-acre lot.
2. State Environmental Quality Review (SEQR)—Type II
3. A referral to the Ontario County Planning Board IS NOT required.
4. The PRC will forward a copy of the application and supporting documentation to the following agencies for their review and recommendation:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - James Fletcher, Town Highway Superintendent
 - Michael Miller, Chief, Cheshire Fire Department

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. on **TUESDAY, APRIL 26, 2016**, to be considered for the **MAY 24, 2016**, Planning Board agenda:

1. See **One-Stage Review (Preliminary & Final) Site Plan Checklist**—All items with an open circle to the right must be addressed prior to the application being further processed.

General Content:

- A note is to be added to the subdivision plans stating that no new development is proposed and that Lot 1 and Lot 2 are not approved “build-able” lots requiring Site Plan approval from the Town of Canandaigua Planning Board in compliance with Chapter 174-16 of the Town Code regarding Conservation Subdivisions prior to any development occurring on these lots—*Reference: Preliminary and Final Subdivision Plan Approval, CPN-039-15, Note #1, Canandaigua Planning Board, July 28, 2015.*
- A note shall be added to the subdivision plans that a perc test has not been conducted for the proposed new Lot 1 and Lot 2 and that the proposed new Lot 1 and Lot 2 shall not be considerable a “build-able” lot until a satisfactory perc test has been completed—*Reference: Preliminary and Final Subdivision Plan Approval, CPN-039-15, Note #2, Canandaigua Planning Board, July 28, 2015.*
- Name and seal of the New York State licensed professional engineer or surveyor responsible for the plan (to be affixed on Final).
- A signature block for the Planning Board Chairperson and others as may be required (Town engineer, highway and water superintendent).

Existing Conditions:

- Required building setback lines on each lot (dimensions, add setback line to site plan).

Proposed Conditions:

- 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.
- The proposed building setback from each property line and other buildings on the same lot.
- Proposed location, boundaries and uses of all buildings (residential).
- Location and size of all proposed water mains, laterals, hydrants, meters and valves (hydrant, water).
- Outdoor lighting (Plan Note Q: house or ground?)

2. The applicant shall provide **13 complete hard copies and a PDF file** of the revised site plan set 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 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 hired by the Town of Canandaigua (Town Engineer, Watershed Inspector, Town Attorney, etc.). 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.
4. The property owner is on notice that they have 180 days from the date the Planning Board grants One Stage Site Plan approval to submit their final site plan for the Planning Board chairperson's signature. No permits will be issued until such time the final site plan has been signed by the Planning Board chairperson. (Chapter 220 Section 220-68-B-3).