

# *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 May 16, 2022**

**TO:** SCOTT A. HARTER, P.E. FOR SCHOTTLAND CHOSEN SPOT LLC  
**FROM:** DEVELOPMENT OFFICE  
**EMAIL:** [PROENGINEER1@PRODIGY.NET](mailto:PROENGINEER1@PRODIGY.NET), [LSCHOTTLAND@ICLOUD.COM](mailto:LSCHOTTLAND@ICLOUD.COM)  
**DATE:** Tuesday, May 17, 2022

*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 FOR TUESDAY, MAY 17, 2022**

**CPN-22-018**      **Professional Engineering Group, c/o Scott Harter, P.E., 7171 Victor–Pittsford Road, Victor, N.Y. 14564; and James Fahy Design, 2024 W. Henrietta Road, Suite 3K, Rochester, N.Y. 14623; representing Schottland Chosen Spot LLC, 777 Driving Park Avenue, Rochester, N.Y. 14613; owner of property at 5272 Menteth Drive.**  
TM #140.11-1-21.110  
Requesting an Area Variance for setback from the stream and a Single-Stage Site Plan approval for construction of a new single-family residence on a currently vacant land parcel.

#### Application Information:

1. A Public Hearing **IS** required (for the Zoning Board of Appeals application)
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:

*All are digital PDF files unless otherwise noted:*

➤ Chris Jensen, Code Enforcement Officer

- Tyler Ohle, Watershed Inspector
- Town Environmental Conservation Board
- James Fletcher, Town Highway and Water Superintendent
- MRB Group D.P.C.
- Ontario County Planning Board
- **William Wright, Ontario County Department of Public Works—*Paper copy***
- Kevin Olvany, Canandaigua Lake Watershed Council
- Cheshire Fire Department

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, MAY 20, 2022**, to be considered for the **TUESDAY, JUNE 21, 2022**, Zoning Board of Appeals agenda and the **WEDNESDAY, JUNE 29, 2022**, Planning Board agenda.

1. Submit a new plan showing the exact stream setback variance requested.
  2. Update the landscape plan to reflect the riparian improvements along the stream bank and adjacent to proposed house.
  3. All development in the Canandaigua Lake Watershed Area with a distance of 500 feet or more away from the Canandaigua Lake shall incorporate water quality preservation measures into the design of the project as follows:
    - a. If the total project disturbance is 20,000 square feet or more, the project will be required to provide water quality preservation measures and be designed to manage the impacts of a 2-year design storm.
- Reference:* Town of Canandaigua Site Design and Development Criteria, amended by the Town Board, September 17, 2018 (Resolution #2018-274), Article V—Drainage Improvements, Section D: “Water Quality and Quantity Requirements,” (3) (a).
4. The applicant shall provide **2 complete hard copies** 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 Zoning Board of Appeals and the Planning Board 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 Zoning Board of Appeals and/or the Planning Board to act upon the application in their absence, the applicant shall contact the Development Office prior to 12:00 p.m. the day of the meetings.
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