

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 15, 2019

TO: THORTON ENGINEERING FOR JOHN & JANICE SCHRIEFER
FROM: DEVELOPMENT OFFICE
EMAIL: GLENN@THORNTONENG.COM JJSCHRIEFER@AOL.COM
DATE: Tuesday, April 16, 2019

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, MAY 21, 2019

PLANNING BOARD APPLICATION FOR TUESDAY, MAY 28, 2019

**CPN-19-027 Thornton Engineering LLP, c/o Glenn F. Thornton, P.E., 30 Assembly Drive, Suite 106, Mendon, N.Y. 14506, representing John and Janice Schriefer, 326 West Bloomfield Road, Pittsford, N.Y. 14534, owners of property at 4609 Misty Hill Drive
TM #140.07-1-41.100**

Requesting an Area Variance for a single-family home within a vacant 1.376-acre parcel to permit construction of the house with a 33.0-foot front setback (60 feet is required); and requesting a Single-Stage Site Plan approval for construction of a new single-family home.

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:
 - George Barden, Watershed Inspector
 - Chris Jensen, Code Enforcement Officer
 - Town Environmental Conservation Board

- James Fletcher, Town Highway and Water Superintendent
- Mike Northrop, 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, APRIL 19, 2019**, to be considered for the **TUESDAY, MAY 21, 2019**, Zoning Board of Appeals agenda and the **TUESDAY, MAY 28, 2019**, 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:

General Content:

A signature block for the Planning Board Chairperson and others as may be required. Remove the Town Engineer signature line.

For lots located within or adjacent to established Ontario County Agricultural District lands, the site plans shall have a general note that identifies and thereby acknowledges the provisions of the Town’s Right-to-Farm Law. *See* Town Code Chapter 107 “Farming.”

Existing Conditions:

Delineation of natural features described in the NRI including:

- Land exceeding a slope of 10 percent.

Proposed Conditions: Development:

Location and size of all proposed water mains, laterals, hydrants, meters and valves.

Location, size and design of proposed onsite wastewater treatment systems.

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. Submit a cover letter indicating compliance measures with the Town’s Steep Slope Law, Section 220-8.
3. Show what areas are steep slopes and how much disturbance will occur within the steep slope area.
4. The applicant shall provide **18** 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 these meetings and wishes the Zoning Board of Appeals and/or 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 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.