

# *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 August 17, 2020**

**TO:** DAVID GENECCO  
**FROM:** DEVELOPMENT OFFICE  
**EMAIL:** [INFOSTELLASFLORIST@GMAIL.COM](mailto:INFOSTELLASFLORIST@GMAIL.COM)  
**DATE:** Tuesday, August 18, 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 DATE TO BE DETERMINED PLANNING BOARD APPLICATION DATE TO BE DETERMINED**

**CPN-20-051 Leo Genecco & Sons Inc., 1850 State Route 332, Canandaigua, N.Y. 14424,  
c/o David Genecco; owner of property at 0000 Mobile Road  
TM #55.02-3-119.100  
Requesting a Single-Stage Subdivision approval of vacant land to create  
three lots on Mobile Road.**

#### 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:

*All are digital PDF files unless otherwise noted:*

- Chris Jensen, Town Code Enforcement Officer
- Town Environmental Conservation Board
- Bob DiCarlo, Town Agricultural Advisory Committee
- James Fletcher, Town Highway and Water Superintendent

- MRB Group DPC
- Ontario County Planning Board
- Frank Magnera, Chief, Canandaigua City Fire Department
- Neighboring Municipality: Town of Farmington

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, AUGUST 21, 2020**, to be considered for the Zoning Board of Appeals and the Planning Board agendas (meeting dates to be determined).

1. See attached ***Single-Stage (Preliminary/Final) Subdivision Checklist***—All items with an open circle to the right must be addressed prior to the application being further processed, as follows:

**General Content:**

Names of owners of all abutting land and the names of all abutting subdivisions: *Northwest corner (?)*

A signature block for the Planning Board Chairperson and others as may be required: *Town Engineer, Town Highway Superintendent.*

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: *Not completed.*

For lots located within or adjacent to an established Ontario County Agricultural District, the plat shall have a general note identifying and thereby acknowledging the provisions of the Town's Right to Farm Law.

Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s): *Needs R-1-20 (?)*

**Existing Conditions—Lots:**

All existing property lines, with bearings and distances including the subject (parent) parcel(s) Tax Map number(s): *Does not seem to show full (?) property.*

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, including: *Clarify lot lines, easement for water line.*

- (c) The boundaries and nature of all existing easements, deed restrictions and other encumbrances.

**Existing Conditions: Natural Land Features:**

- (a) Existing contours at vertical intervals of no more than 20 feet, including the source of the information. In the case of steep or unusual tracts, the Planning Board may require contours at such lesser intervals as it finds necessary for study and planning of the tract.

- (c) [4] NYSDEC or Federally regulated wetland.

**Existing Conditions: Man-Made Features:**

All existing significant man-made features including but not limited to:

- [2] Width, location and sight distances for all private driveways: (?)
- [3] Limits of pavement and parking areas: *Northern portion.*
- [4] Existing streets on or adjacent to the subject lot including names, rights of way widths and pavement widths.
- [5] Sanitary and storm sewers: *On neighboring lots.*
- [8] Drainage features including stormwater ponds, swales, culverts and known underground drain tiles: *South side Mobile.*

**Proposed Conditions: Lot Boundaries:**

- (c) Area of each lot in square feet. Proposed lots shall be numbered in numerical order: *Add number to parent parcel. Variance needed for [?] Conservation Subdivision.*
- (d) Sufficient data to determine readily the location, bearing and length of every proposed street, easement, lot and boundary line and to reproduce such lines on the ground, including: *Right of way extension.*
- (g) For proposed Conservation Subdivisions (§ 174-16), a summary of requested modifications to lot size, setback and other dimensional requirements: *Or waiver.*
- (h) The boundaries and nature of all proposed easements, deed restrictions and other encumbrances: *Water and right of way.*

**Proposed Conditions: Development:**

- (a) 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: [?]
- (b) Existing and proposed contours at vertical intervals of no more than five feet.
- (c) Proposed location, boundaries and uses of all buildings.
- (d) The proposed building setback from each property line and other buildings on the same lot.
- (e) Location and dimension of all areas to be protected as open space.
- (f) Location and dimensions of all public buildings, public areas and other parcels of land proposed to be dedicated to or reserved for public use.

- (g) Location and description of all swales, ponds, basins, fences, dikes or other devices required to control soil erosion and sedimentation or otherwise comply with the provisions of the Town Soil Erosion and Sedimentation Control Law (*see* Chapter 165).
- (h) Limits of pavement and parking areas of the Town Code.
- (i) Location and width of all proposed streets, alley, rights of way and easements.
- (j) Typical cross sections, street profiles and drainage details for all streets. Such profiles shall show the following: existing grade along the proposed street center line; existing grade along each side of the proposed street right of way; proposed finished center line grade or proposed finished grade at top of curbs; sanitary sewer mains and manholes; and storm sewer mains, inlets, manholes and culverts.
- (k) Location and widths of all proposed driveway intersections with streets and sight distances therefrom. Suitable means of access in accordance with Town Code and the Town of Canandaigua Site Design and Development Criteria must be shown for each lot unless such lot is to be annexed to an existing parcel with suitable access.
- (l) Location and size of all proposed water mains, laterals, hydrants, meters and valves.
- (m) Location of any public or private wells.
- (n) Location, size and invert elevations of all proposed sanitary and storm sewers, and location of all manholes, inlets and culverts: [?]
- (o) Where onsite wastewater treatment will be required for development of the proposed lots and regardless of whether or not the current application includes proposed development, the following information shall be provided:
  - [1] Delineation of sufficient area for at least potential onsite wastewater treatment system for each proposed lot unless such lot has an existing and functioning onsite wastewater treatment system.
  - [2] Field test results and the name of the individual taking the tests to determine soil percolation capabilities within that area.
- (p) Location of all other proposed utility lines and related facilities including gas, electric and telephone.
- (q) Proposed vegetative land cover and landscaping.
- (r) Outdoor lighting.
- (s) Location and design of proposed signs.
- (t) Documentation of compliance with the adopted Town of Canandaigua Ridgeline Design Guidelines and Shoreline Development Guidelines.

- (u) A description of all approvals from outside agencies.
- (v) Schedule for development including a detailed sequence of constructed and estimated dates for start and completion.
- (w) The Planning Board may require an applicant to submit additional information as may be needed to assess the potential impacts from the proposed development: *SEQR ag data, variance application?*

#### **Chapter 174, Section 174-14 (Final Plat Checklist):**

The final subdivision plat shall be clearly marked as final and shall show thereon or be accompanied by:

- (1) All information provided on the approved preliminary plat as well as any improvements, modifications and additional information required as part of the preliminary approval.
  - (4) Detailed sizing and final material specification of all required improvements.
  - (6) A detailed plan identifying all lands, easements and rights of way which shall be commonly owned with the identification of the association responsible for said ownership and method of managing the commonly owned properties.
  - (7) Copies of other proposed easement, deed restrictions and other encumbrances.
  - (9) 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. Refer to § 174-32 of this Chapter.
2. Delineate the wetland on the plan.
  3. Delineate any easements on the plan.
  4. Show the complete parcel on the plan.
  5. The applicant shall provide **1** complete hard copy 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 Planning Board meeting agenda approximately 10 days prior to the meeting dates. The applicant is required to be in attendance at the meeting. If the applicant cannot attend the 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 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.