

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424
(585) 394-1120 / Fax (585) 394-9476

PLANNING REVIEW COMMITTEE (PRC)

Monday, May 11, 2020 • 9:00 a.m.

MEETING MINUTES

All applicants are hereby given notice that the following report provides positive input to keep the application process moving forward. There may likely be additional PRC comments or Planning/Zoning Board of Appeals comments forthcoming based upon further review by the members of the PRC or respective boards.

If PRC requirements are not submitted by the deadline given in the minutes, the application will not appear on the Planning Board or Zoning Board of Appeals agenda(s).

ZONING BOARD OF APPEALS APPLICATION FOR TUESDAY, JUNE 16, 2020

PLANNING BOARD APPLICATION FOR WEDNESDAY, JUNE 24, 2020

Note: *This meeting is on a Wednesday.*

CPN-20-030

James R. Fahy, c/o James Fahy Design Associates, 2024 W. Henrietta Road, Suite 3K, Rochester, N.Y. 14623; representing Susan Kieran, 580 Harvard Street, Rochester, N.Y. 14607; owner of property at 4691 North Menteth Drive

TM #140.11-1-14.0

Requesting Area Variances for construction of a new single-family residence with associated site amenities; and a Single-Stage Site Plan approval for construction of a new single-family dwelling.

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:
 - Tyler Ohle, Watershed Inspector (digital PDF file)

- Chris Jensen, Town Code Enforcement Officer (digital PDF file)
- Town Environmental Conservation Board (digital PDF file)
- James Fletcher, Town Highway and Water Superintendent (digital PDF file)
- MRB Group D.P.C. (digital PDF file)
- Ontario County Planning Board (digital PDF file)
- Jim Russell, Chief, Cheshire Fire Department (paper copy)
- Kevin Olvany, Canandaigua Lake Watershed Council (digital PDF file)
- Sheryl Robbins, P.E., New York State Department of Health (paper copy)

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, MAY 15, 2020**, to be considered for the **TUESDAY, JUNE 16, 2020**, Zoning Board of Appeals agenda; and the **WEDNESDAY, JUNE 24, 2020**, Planning Board agenda.

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

Name of the owner of the property: *Provide current owner.*

Names of owners of all abutting land: *Name of south property owner.*

Name and seal of the New York State licensed professional engineer or surveyor responsible for the plan.

Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s): *Remove the request for lot coverage variance.*

Existing Conditions:

All existing property lines with bearings and distances including the subject (parent) parcel Tax Map numbers.

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:

1. The length of all straight lines, radii, lengths of curves and tangent bearings for each street (*existing south boundary unclear*); and

Delineation of natural features described in the NRI including:

Land exceeding a slope of 10%: *Clarify disturbance of steep slopes.*

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

Buildings with property line setbacks: *Existing building setback to Right of Way.*

Proposed Conditions: Development:

The proposed building setback from each property line and other buildings on the same lot: *Provide the setback for the patio from the Mean High Water Mark.*

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

Proposed vegetative land cover and landscaping: *Provide statement of compliance with Shoreline Development Guidelines.*

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 Lot Line Adjustment Application and Plat.
3. New Structure Permit is signed by someone other than the property owner.
4. Site Plan and Soil Erosion Application is missing signatures.
5. Provide dimensions of the existing building to remain, and the proposed purpose of the building.
6. The applicant shall provide **3** 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 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 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.