

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 15, 2016

TO: DANIEL BENNETT FOR MULLER
FROM: DEVELOPMENT OFFICE
FAX #: VIA EMAIL – GRAYSTONECMS@OL.COM
DATE: TUESDAY AUGUST 16, 2016

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 THE SEPTEMBER 20, 2016 AGENDA
PLANNING BOARD APPLICATION FOR THE SEPTEMBER 27, 2016 AGENDA:

CPN-059-16 Daniel Bennett representing Diane, Eileen and Grace Muller, owners of property at 4575 North Road

TM #57.00-1-21.113

The applicant is requesting an area variance from the Zoning Board of Appeals and a Special Use Permit from the Planning Board for a solar project, entitled “Community Solar Garden.”

Application Information:

1. State Environmental Quality Review (SEQR)—Type I Action
2. A referral to the Ontario County Planning Board **IS** required.
3. The Planning Review Committee will forward a copy of the application and supporting documentation to the following agencies for their review and recommendation:
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway Superintendent
 - Ontario County Agriculture Review Board
 - Chief Steve Metivier, Army Corps of Engineers, Buffalo Office
 - Judy Robinson, Army Corps of Engineers

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. **FRIDAY, AUGUST 19, 2016**, to be considered for the **SEPTEMBER 20, 2016**, Zoning Board of Appeals agenda and the **SEPTEMBER 27, 2016**, 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:

A map legend key.

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

Existing Conditions:

Request a wetland delineation from the Army Corps of Engineers and forward the delineation to the Development Office upon receipt.

All existing significant man-made features including, but not limited to: site distance for the proposed driveway (first 30 feet should be 3% or less at the road);

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 boundaries and nature of all proposed easements, deed restrictions and other encumbrances: Depict the proposed RG&E easement off North Road.

Location and widths of all proposed driveway intersections with streets and sight distances therefrom. Suitable means of access in accordance with Town Code and Town of Canandaigua Site Design and Development Criteria.

2. Depict on the plans the existing vegetative buffer.
3. Provide elevations and a rendering of the screening.
4. If stockpiling material during installation, depict the stockpile on the site plan.
5. The applicant shall provide **18** complete hard copies of the plans as follows: **3 large-size versions and 15 smaller versions**. 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 date. The applicant is required to be in attendance at the meeting. If the applicant cannot attend this meeting and wishes the Zoning Board of Appeals 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.). 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.