

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 October 16, 2017

TO: DANIEL & BRONWYN SHIP
FROM: DEVELOPMENT OFFICE
FAX #: VIA EMAIL – DSHIP122@GMAIL.COM
DATE: Tuesday, October 17, 2017

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 NOVEMBER 21, 2017, AGENDA PLANNING BOARD APPLICATION FOR THE NOVEMBER 28, 2017, AGENDA:

CPN-068-17 **Daniel P. and Bronwyn L. Ship, owners of property at 4620 North Road**
TM #57.00-1-24.151
Requesting an Area Variance for a 20-foot lot width when 150 feet is required and Subdivision approval to subdivide a 64.1-acre parcel into two lots, i.e., Lot #1 consisting of 55.2 acres with 20 feet of proposed road frontage and Lot #2 consisting of 8.9 acres with 812.74 feet of proposed road frontage for residential purposes.

Application Information:

1. State Environmental Quality Review (SEQR)—Type II
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:
 - Mark Stryker, Town Agricultural Advisory Committee
 - Ontario County Planning Board

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. **FRIDAY, OCTOBER 20, 2017**, to be considered for the **NOVEMBER 21, 2017**, Zoning Board of Appeals agenda and the **NOVEMBER 28, 2017**, Planning Board agenda:

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:

Date, north point and scale. The plat shall be at a scale of no more than 100 feet to the inch: provide a bar scale.

Proposed Conditions: Lot Boundaries:

Provide the setback from the existing driveway to the property line. Provide the setback lines on Lot #1.

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

Copies of other proposed easements, deed restrictions and other encumbrances: Clarify—Is the 20-foot access easement to Lot #2 existing or proposed? Is the 10-foot utility easement to Lot #1 existing or proposed? Provide liber(s) and page number(s).

Cost estimates for improvements where surety may be required by the Planning Board including but not limited to: landscaping and storm water, and erosion-control measures. Refer to §174-32 of this Chapter.

2. The applicant shall provide **14** 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 Planning Board to act on the applications 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.