

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 14, 2017

TO: GREG MCMAHON FOR VINCENT BURKE
FROM: DEVELOPMENT OFFICE
FAX #: VIA EMAIL – GMCMAHON@MCMAHON-LARUE.COM
DATE: Tuesday, August 15, 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.

PLANNING BOARD APPLICATION FOR THE SEPTEMBER 26, 2017 AGENDA:

CPN-059-16 Gregory W. McMahon, P.E., McMahon LaRue Associates, P.C., 822 Holt Road, Webster, N.Y. 14580, representing Vincent G. Burke, 286 N. Pleasant Street, Canandaigua, N.Y. 14424, owner of property at 5532 Purdy Road

TM #55.02-02-17.000

Requesting a One-Stage Site Plan approval (Preliminary and Final Combined) to construct a new single-family home.

Application Information:

1. State Environmental Quality Review (SEQR)—Type II
2. A referral to the Ontario County Planning Board **IS NOT** 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:
 - David Degear, Canandaigua–Farmington Water/Sewer District
 - James Fletcher, Town of Canandaigua Highway Superintendent
 - Chief, Canandaigua City Fire Department

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. **FRIDAY, AUGUST 18, 2017**, to be considered for the **SEPTEMBER 26, 2017**, 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:

Name and seal of the New York State licensed professional engineering or surveyor responsible for the plan—engineer’s signature is needed on the plan.

A map legends/key.

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.

For lots located within or adjacent to established Ontario County Agricultural District lands, the site plans shall have a general note which identifies and thereby acknowledges the provisions of the Town’s Right-to-Farm Law.

Proposed Conditions: Development

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.

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 “New House Permit Application (Vacant Land).”
3. The applicant shall provide **9** 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 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 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.