

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 February 14, 2022

TO: MCMAHON LARUE REPRESENTING THOMAS DELANEY
FROM: DEVELOPMENT OFFICE
EMAIL: AL@MCMAHON-LARUE.COM TDELANEY@NVRINC.COM
DATE: Tuesday, February 15, 2022

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 FOR TUESDAY, MARCH 15 2022
PLANNING BOARD FOR TUESDAY, MARCH 22, 2022**

CPN-22-008 McMahon LaRue Associates, P.C., c/o Al LaRue, 822 Holt Road, Webster, N.Y. 14580; representing Tom Delaney, 71 Barchan Dune Rise, Victor, N.Y. 14564; owner of property at 3492 Sandy Beach Drive. TM #98.15-01-55
Requesting Area Variances for front setback, side setbacks and lot coverage for the removal and replacement of an existing home; and a Single-Stage Site Plan approval for the removal and replacement of an existing home.

Application Information:

1. A Public Hearing **IS** required (for the ZBA application).
2. State Environmental Quality Review (SEQR)—**Type II Action.**
3. A referral to the Ontario County Planning Board **IS NOT** 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, Code Enforcement Officer
- James Fletcher, Town Highway and Water Superintendent

- MRB Group, D.P.C.
- Town Environmental Conservation Board
- Kevin Olvany, Canandaigua Lake Watershed Council
- Canandaigua City Fire Department

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, FEBRUARY 18, 2022**, to be considered for the **TUESDAY, MARCH 15, 2022**, Zoning Board of Appeals agenda, and the **TUESDAY, MARCH 22, 2022**, Planning Board agenda.

1. See attached ***Single-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.
2. Provide separate “existing conditions” and “proposed conditions” drawings.
3. Clarify/describe the type of grass grid system (“pavers”) to be installed; provide details on drainage flow after it leaves the “pavers” grid system prior to entry into the lake.
4. Consider filtering of drainage prior to entry into the lake.
5. Provide a statement/landscape plan for compliance with the Shoreline Development Guidelines.
6. If applicable:

All development in the Canandaigua Lake Watershed Area with a distance of 500 feet or more away from the Canandaigua Lake shall incorporate water quality preservation measures into the design of the project as follows:

- a. If the total project disturbance is 20,000 square feet or more, the project will be required to provide water quality preservation measures and be designed to manage the impacts of a 2-year design storm.

Reference: Town of Canandaigua Site Design and Development Criteria, amended by the Town Board, September 17, 2018 (Resolution #2018-274), Article V—Drainage Improvements, Section D: “Water Quality and Quantity Requirements,” (3) (a).

7. 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 Zoning Board of Appeals and Planning Board 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 meetings and wishes the Zoning Board of Appeals and/or the Planning Board to act upon 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.