

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 January 19, 2016

TO: DVC, INC. FOR SCHOTTLAND CHOSEN SPOT LLC
FROM: AMANDA CATALFAMO, DEVELOPMENT OFFICE
FAX #: VIA EMAIL – GERALD.MASLYN@THRUWAY.NY.GOV
DATE: WEDNESDAY, JANUARY 20, 2016

All applicants 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.

Dominick Caroselli (DVC, Inc.) for Schottland Chosen Spot LLC (CPN-004-16 and CPN-005-16) (Area Variances and One-stage Site Plan) (4711 North Menteth Drive / TM #140-11-1-20.000)

Application Information:

1. The applicant is seeking three (3) area variances (percent of lot coverage, side setback, and expansion of a pre-existing non-conforming use) for construction of a patio addition and outdoor grill (567 square-foot patio addition and 100-square-foot outdoor grill—total of 667 square feet) in the Residential Lake District.
2. State Environmental Quality Review (SEQR)—Type II Action.
3. A referral to the Ontario County Planning Board is required.
4. The PRC will forward a copy of the application and supporting documentation to the following agencies for their review and recommendation:
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - Town Environmental Conservation Board

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. on FRIDAY, JANUARY 22, 2016, to be considered for the February 16, 2016, Zoning Board of Appeals agenda and the February 23, 2016, Planning Board agenda:

1. The applicant shall submit an Accessory Structure permit application.
2. The applicant shall remove from the Site Plan of the Original Condition section notes
3. The applicant shall clarify the lot coverage calculations on the Site Plan regarding the driveway and the separate parcel of land.

4. See One-Stage Review (Preliminary/Final) Site Plan Checklist— All items with an “O” demarcates an open circle and must be addressed prior to the application being further processed.
5. The applicant shall provide 14 complete hard copies of the revised site plan set. The applicant shall also submit a PDF copy of the plans via email to Amanda Catalfamo at acatalfamo@townofcanandaigua.org.

Existing Conditions:

1. Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s)—Remove site data for 5273 Menteth Drive from the Site Plan.
2. The boundaries and nature of all existing easements, deed restrictions and other encumbrances (water).
3. Existing vegetative cover (trees in patio area).
4. Tree masses and other significant land cover.
5. NYSDEC or Federally-regulated wetland (National Wetland)
6. FEMA Special Flood Hazard Zone boundaries and designations, including the Flood Hazard Zone, Community Map Panel Number and the effective date of the Flood Insurance Mapping as shown (need Floodplain Permit application).
7. Width, location and sight distances for all private driveways.
8. Sanitary and storm sewers (septic lines).
9. Wastewater treatment systems.
10. Public and private wells, water mains and fire hydrants.

Proposed Conditions:

1. 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 (staging area and limits of disturbance).
2. Location and description of all swales, ponds, basins, fences, dikes or other devices required to control soil erosion and sedimentation or otherwise comply with the provisions of the Town Soil Erosion and Sedimentation Control Law (*see* Chapter 165) (water quality—additional impervious surface).
3. Proposed vegetative land cover and landscaping (10-10-10 fertilizer not legal).
4. Schedule for development including a detailed sequence of construction and estimated dates for start and completion.

Information for the Applicant:

1. The applicant will receive a copy of the Zoning Board of Appeals and Planning Board meeting agendas approximately 10 days prior to the meeting dates. 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 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 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 they are 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 Planning Board meeting.

4. The property owner is on notice that no development shall commence until the proper permits have been obtained from the Town's Development Office.
5. The property owner is on notice that they have 180 days from the date the Planning Board grants One-stage Site Plan approval to submit their final site plan for the Planning Board Chairperson's signature. No permits will be used until such time as the final site plan has been signed by the Planning Board Chairperson (Chapter 220, Section 220-68-B-3).

Amanda Catalfamo

From: Amanda Catalfamo [acatalfamo@townofcanandaigua.org]
Sent: Wednesday, January 20, 2016 10:46 AM
To: 'Dominick Caroselli'; 'DVC'
Cc: 'Scott A. Harter, P.E.'
Subject: PRC Meeting Notes - Schottland
Attachments: Schottland Checklist.pdf; PRC Minute Letterhead (61).doc

Importance: High

Good Morning,

Please find attached the PRC meeting notes regarding your application. Please be aware that failure to submit the requested information by the deadline listed 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.

If you have any questions, please let me know.

Thank you,



Amanda Catalfamo

Office Specialist I
Development Office
Phone: 585.394.1120
Fax: 585.394.9476