

# *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 March 14, 2016**

**TO:** VENEZIA & ASSOCIATES REPRESENTING CAITLIN SCHWARTZ  
**FROM:** DEVELOPMENT OFFICE  
**FAX #:** VIA EMAIL – ROCCO@VENEZIASURVEY.COM  
**DATE:** TUESDAY MARCH 15, 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.

**Venezia & Associates representing Caitlin Schwartz, 6528 Fox Road, Marcy, N.Y. 13403**  
**Property address: 5287 Irish Settlement Road, Canandaigua, N.Y. 14424**  
**(TM #153.00-1-88.23) (CPN-017-16)**

### Application Information:

1. The applicant is seeking One-stage Site Plan approval for construction of a new single-family dwelling and a detached carriage house in the RR-3 Zoning District.
2. State Environmental Quality Review (SEQR)—Type II.
3. A referral to the Ontario County Planning Board IS NOT required.
4. The PRC will forward a copy of the application and supporting documentation to the following agencies for their review and recommendation:
  - George Barden, Watershed Inspector
  - Kevin Olvany, Canandaigua Lake Watershed Council
  - James Fletcher, Town of Canandaigua Highway Superintendent
  - Greg Hotaling, MRB Group
  - Ontario County Agricultural Advisory Board
  - Michael Miller, Chief, Cheshire Fire Department

### Requested Information:

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. on **FRIDAY, MARCH 18, 2016**, to be considered for the **APRIL 26, 2016**, Planning Board agenda:

1. See **One-Stage Review (Preliminary & Final) Site Plan Checklist**—All items with an open circle to the right must be addressed prior to the application being further processed.

Existing Conditions:

- Clarify the names of owners of all abutting parcels of land.
- Submit a New Home Construction application.
- Add a note to the Site Plan that identifies and thereby acknowledges the provisions of the Town's Right-to-Farm Law.
- Clarify existing vegetative land cover.
- Clarify Flood Zone X as noted on the Site Plan.
- Indicate on the Site Plan site distances at the driveway entrance.
- Clarify the condition of the septic tank.

Proposed Conditions:

- Submit a construction phasing plan.
  - Provide the total area of disturbance (including the septic system and construction phasing)
  - Show the silt fencing on the Site Plan Legend.
  - Show the construction staging area on the Site Plan.
  - Label the shared driveway on the Site Plan.
  - Provide septic system details (i.e., location, size and design)
  - Show on the Site Plan the location of the propane tank and electric lines
  - Clarify existing vegetative land cover.
2. The applicant shall provide **12 complete hard copies** of the revised site plan set. The applicant shall also **submit a PDF copy** 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 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 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.
4. 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 issued until such time the final site plan has been signed by the Planning Board chairperson. (Chapter 220 Section 220-68-B-3)