

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424
(585) 394-1120 / Fax (585) 394-9476

PLANNING REVIEW COMMITTEE (PRC)

Monday, December 13, 2021 • 9:00 a.m.

MEETING MINUTES

All applicants are hereby given notice that the following report provides positive input to keep the application process moving forward. There may likely be additional PRC comments or Planning/Zoning Board of Appeals comments forthcoming based upon further review by the members of the PRC or respective boards.

If PRC requirements are not submitted by the deadline given in the minutes, the application will not appear on the Planning Board or Zoning Board of Appeals agenda(s).

PLANNING BOARD FOR TUESDAY, JANUARY 25, 2022

CPN-21-094 **Greene Land Surveying PLLC, 403 East Miller Street, Newark, N.Y. 14513; representing Martin E. and Lori J. Gilmore, 2701 Short Road, Newark, N.Y. 14513; owners of property at 5039 Seneca Point Road. TM #153.00-1-15.220**
Requesting a Single-Stage Site Plan approval for construction of a single-family home with private wastewater treatment system and a private well.

Application Information:

1. A Public Hearing **IS NOT** required.
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, Town Code Enforcement Officer
- Tyler Ohle, Watershed Inspector

- Town Environmental Conservation Board
(To be determined depending upon the slope steep slope thresholds)
- Bob DiCarlo, Town Agricultural Advisory Committee
- James Fletcher, Town Highway and Water Superintendent
- MRB Group D.P.C.
- Chief Chris Brown, Cheshire Fire Department
- Kevin Olvany, Canandaigua Lake Watershed Council

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. **FRIDAY, DECEMBER 17, 2021**, to be considered for the **TUESDAY, JANUARY 25, 2022**, Planning Board agenda.

1. See attached ***One-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.

Preliminary Site Plan Checklist—Chapter 220, Section 220-69:

Information shown on the preliminary site plan shall be organized to clearly depict existing and proposed conditions and assist the Planning Board's understanding of potential impacts as well as proposed mitigation.

General Content:

Name and seal of the New York State licensed professional engineer or surveyor responsible for the plan.

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.

Existing Conditions:

Delineation of natural features described in the NRI including:

Existing watercourses.

Land exceeding a slope of 10%.

All existing significant man-made features including but not limited to:

Public and private wells, water mains and fire hydrants.

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.

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).

Location of any public or private wells.

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. Planning Review Committee discussion:

- Provide an existing features/survey plan.
- Show the slope of the driveway on the site plan.
- Provide the signature and seal of the surveyor on the site plan.
- Revise the Farming site plan note to indicate that the property is located within an Agricultural District.
- The Existing Features drawing must indicate slopes at 10 percent and over.
- Verify the location of the new well.
- The limits of disturbance boundary should be delineated with a different line type on the site to distinguish it from other boundaries; update the legend to match the new line type.
- It is suggested that the applicant obtain an NOI Permit from the New York State Department of Environmental Conservation.
- It is suggested that the applicant consider relocating the new dwelling to provide for a greater front setback.
- 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:

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—*This application is in compliance with this requirement.*

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).

3. 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 Planning Board 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 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.