

# *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 June 18, 2018**

**TO:** MARATHON ENGINEERING FOR S & J MORRELL  
**FROM:** DEVELOPMENT OFFICE  
**EMAIL:** [RTIEDE@MARATHONENG.COM](mailto:RTIEDE@MARATHONENG.COM) [JEFF.MORRELL@MORRELLBUILDERS.COM](mailto:JEFF.MORRELL@MORRELLBUILDERS.COM)

**DATE:** Tuesday, June 19, 2018

*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 TUESDAY, JULY 24, 2018, AGENDA:**

**CPN-18-036 Marathon Engineering (Richard Tiede), 39 Cascade Drive, Rochester, N.Y. 14614, representing S & J Morrell Inc., 1501 Pittsford–Victor Road, Suite 100, Victor, N.Y. 14564, owner of property at 0000 St. James Parkway/3360 Middle Cheshire Road**

TM #112.19-1-500.21

Requesting Final Subdivision Approval for Lakewood Meadows Subdivision, Section 9C.

The project site is Section 9C of the Lakewood Meadows Subdivision, one of the last sections of a large multi-phase subdivision. The Overall Subdivision consists of 292 lots on 316.74 acres with 58%± acres of open space. Sections 1–8 received Overall Preliminary Subdivision approval on July 13, 2004 as a Cluster Subdivision under Town Law 278. The approval included 230 lots on 255.4 acres with 131 acres of open space.

Section 9 is being developed as a Conservation Subdivision preserving the identified constrained lands. Amended Preliminary Overall approval was granted on September 17, 2004. Section 9A and 9B, currently under construction, received approval on February 10, 2015; and August 23, 2016; respectively.

Section 9C consists of 23 townhome lots on 29.0± acres, of which 25.8± acres are open space. Site development features in association with the proposed project include: buried utilities and service connections, signage, Town-dedicated roads, driveways, stormwater infrastructure, grading, landscaping and other associated construction activities. No offsite utility work is proposed.

Application Information:

1. A Public Hearing **IS** required.
2. State Environmental Quality Review (SEQR)—**Completed**
3. A referral to the Ontario County Planning Board **IS** 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:
  - John Berry, Canandaigua Lake County Sewer District
  - Town Environmental Conservation Board
  - Mark Stryker, Town Agricultural Advisory Committee
  - James Fletcher, Town Highway and Water Superintendent
  - MRB Group, D.P.C.
  - Ontario County Planning Board
  - Mike Northrup, Chief, 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, JUNE 22, 2018**, to be considered for the **TUESDAY, JULY 24, 2018**, Planning Board agenda:

1. See attached ***Final Subdivision Checklist (Phased Projects)***—All items with an open circle to the right must be addressed prior to the application being further processed, as follows:

The Town Engineer will update previous comments as needed in a forthcoming engineering letter.
2. Show the correct placement of the barn and shed on the Overall Plan.
3. Provide a profile view of the elevations of the homes and berm as to be seen from Middle Cheshire Road. Depict the elevation of the highest home in the profile view.
4. Amend the cover letter of June 15, 2018, to describe any changes to the plans which have been made since the previous submittal.
5. The applicant shall provide **14** 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 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 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.