

# *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 November 19, 2018**

**TO:** PARRONE ENGINEERING FOR DEPAUL HORIZONS  
**FROM:** DEVELOPMENT OFFICE  
**EMAIL:** [GSMITH@DJPARRONE.COM](mailto:GSMITH@DJPARRONE.COM)  
**DATE:** Tuesday, November 20, 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 TUESDAY, JANUARY 8, 2019:**

**CPN-18-080 Parrone Engineering, c/o Gary Smith, 349 W. Commercial Street, Suite 3200, East Rochester, N.Y. 14445, representing Depaul Community Facilities Inc., c/o Joy Cromwell, 1931 Buffalo Road, Rochester, N.Y. 14624, owner of property at 3132 State Route 21 (Depaul Horizons Senior Care Facility)**

TM #97.02-1-40.200

Requesting a Single-Stage Site Plan approval for the renovation of the existing senior care facility and the construction of a 5,000-square-foot building addition with associated parking facilities and utilities.

The addition will expand the number of NYS Health Department-licensed beds from the existing 76 assisted living to 90 licensed beds (60 assisted living and 30 memory care). In order to meet the present zoning requirements with the increase in beds, the parking area will also be expanded to accommodate 61 parking spaces. The expansion will include the construction of a new storm sewer piping system and stormwater management facility along with the relocation of existing sanitary force main lateral, water service and gas service. The project is a redevelopment of the existing site and will have a green infrastructure component as part of the storm sewer system. Landscaping will be provided to buffer the new parking area along with new code-compliant LED pole-mounted lighting.

Application Information:

1. A Public Hearing **IS NOT** required.
2. State Environmental Quality Review (SEQR)—**Unlisted Action**.
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
  - Chris Jensen, Code Enforcement Officer
  - Mark Stryker, Town Agriculture Advisory Committee
  - James Fletcher, Town Highway and Water Superintendent
  - MRB Group D.P.C.
  - Ontario County Planning Board
  - Ontario County Agriculture Review Board
  - Michael Northrup, Chief, Cheshire Fire Department
  - Benjamin Groth, Regional Director, NYSDEC
  - Greg Trost, Assistant Resident Engineer, NYSDOT

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. **MONDAY, NOVEMBER 26, 2018**, to be considered for the **TUESDAY, JANUARY 8, 2019**, Planning Board agenda:

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

**General Content:**

Add a bar scale to the plans.

**Proposed Conditions: Development:**

Show the location(s) of any new signage on the plans.

Provide a schedule for development including a detailed sequence of construction and estimated dates for start and completion.

**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 storm water and erosion control measures. Sureties shall comply with Town Code §174-32 “Surety.”

2. The applicant shall provide **15** 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.