

# *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 16, 2020**

**TO:** MARKS ENGINEERING FOR SIMMONS ROCKWELL REALTY/ FELIX TAO  
**FROM:** DEVELOPMENT OFFICE  
**EMAIL:** [BMARKS@MARKSENGINEERING.COM](mailto:BMARKS@MARKSENGINEERING.COM)  
**DATE:** Tuesday, March 17, 2020

*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.*

**ZONING BOARD OF APPEALS APPLICATION FOR TUESDAY, APRIL 21, 2020**  
*Application to be determined*

**PLANNING BOARD APPLICATION FOR WEDNESDAY, APRIL 29, 2020**  
*NOTE: This meeting is on a Wednesday*

**CPN-20-015 Marks Engineering PC, c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424; representing Simmons Rockwell Realty Association LLC, 1160 County Road 66, Hornell, N.Y. 14843; owner of property at 1947 State Route 332 (Felix Tau Optometry—New Medical Office Building)**  
TM #56.00-1-13.210

*Application to be determined:* Requesting an Area Variance for a 130-foot front setback from the State highway right of way (when 150 feet is required). (Plans may be revised to avoid having to apply for a variance.)

Requesting a Single-Stage Site Plan approval for the construction of a 4,800-square-foot structure for an optometry practice that manufactures and dispenses eyeglasses.

### Application Information:

1. A Public Hearing **IS** required (for an Area Variance application)
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:
  - Robin MacDonald, Canandaigua–Farmington Water and Sewer District
  - Tad Gerace, Ontario County Soil and Water Conservation District
  - Town Environmental Conservation Board
  - Mark Stryker, Town Agricultural Advisory Committee
  - MRB Group DPC
  - Ontario County Planning Board (two copies)
  - Frank Magnera, Chief, Canandaigua City Fire Department
  - Greg Trost, New York State Department of Transportation

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, MARCH 20, 2020**, to be considered for the **TUESDAY, APRIL 21, 2020**, Zoning Board of Appeals agenda (application to be determined) and/or the **WEDNESDAY, APRIL 29, 2020**, 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, as follows:

A preliminary application shall include an affidavit that the applicant is the owner or equitable owner of the land proposed to be developed or their legal representative.

**General Content:**

Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s): *Revise for correct proposed use.*

**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: *Include all disturbance to be associated with the construction entrance.*

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*): *Provide the calculations to justify that the existing pond will handle the drainage from the full build-out of the property; provide a Stormwater Pollution Prevention Plan (SWPPP).*

Location, size and design of proposed on-site wastewater treatment systems: *Provide the design of the on-site wastewater treatment system.*

**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. For future development on the property, provide details on a separate on-site wastewater treatment system to serve the future structure(s).
3. Provide an elevation rendering of the optometry medical office building.
4. To be determined: An Area Variance from the Zoning Board of Appeals for a front setback from the State right of way of 130 feet (when 150 is required) —**OR**— revise the location of the structure on the site to comply with the 150-foot setback requirement.
5. Provide a Statement of Operations to include but not limited to: hours of operation, number of employees, deliveries, parking (number of spaces and location), proposed signage, proposed landscaping, grading, and future development plans on the property, etc.
6. Submit a New Structure permit.
7. The applicant shall provide **22** 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 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 meetings. If the applicant cannot attend the meetings 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 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.