

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
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Established 1789

PLANNING REVIEW COMMITTEE (PRC) Meeting Notes of February 12, 2018

TO: MARKS ENGINEERING & ADAM STAHL FOR SARAH-FRANK, LLC
FROM: DEVELOPMENT OFFICE
Email: adamjstahl@gmail.com bmarks@marksengineering.com
DATE: Tuesday, February 13, 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 MARCH 27, 2018, AGENDA:

CPN-18-013 Brennan Marks, P.E., Marks Engineering, 42 Beeman Street, Canandaigua, N.Y. 14424; and Adam Stahl (Star Cider), 4155 Turner Road, Canandaigua, N.Y. 14424, representing Sarah-Frank LLC, 1850 Rochester Road, Canandaigua, N.Y. 14424, owner of property at 3365 East Lake Road

TM #98.11-2-8.000

Requesting Single-Stage Subdivision and Two-Stage Site Plan approval to build a new commercial structure which will be the site of Star Cider Research and Tasting Center.

Application Information:

1. A Public Hearing **IS** required.
2. State Environmental Quality Review (SEQR)—Unlisted Action (for Subdivision application)
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:

- Kevin Olvany, Canandaigua Lake Watershed Council
- William Wright, Ontario County Department of Public Works
- James Fletcher, Town Highway Superintendent
- Greg Hotaling, MRB Group, D.P.C.
- Ontario County Planning Board
- Frank Magnera, Chief, Canandaigua Fire Department

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. **FRIDAY, FEBRUARY 16, 2018**, to be considered for the **MARCH 27, 2018**, Planning Board agenda:

1. See attached ***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:

All dimensions shall be shown in feet and in hundredths of a foot.

Name of the owner of the property.

Names of owners of all abutting land.

Current zoning of the land including district boundaries and all setback dimensions for said zoning districts.

Existing Conditions:

All existing property lines, with bearings and distances including the subject (parent) parcel Tax Map numbers.

Area of the subject lot(s).

Required building setback lines on each lot.

Sufficient data to determine readily the location, bearing and length of every existing street, easement, lot and boundary line and to reproduce such lines on the ground, including:

1. The length of all straight lines, radii, lengths of curves and tangent bearings for each street; and
2. All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.

The boundaries and nature of all existing easements, deed restrictions and other encumbrances.

Proposed Conditions—Development:

The boundaries and nature of all proposed easements, deed restrictions and other encumbrances (show along Route 364).

Outdoor lighting (sign lighting).

Location and design of all signs (sign application).

Final Site Plan Requirements (Chapter 220, Section 220-70):

Copies of other proposed easements, deed restrictions and other encumbrances.

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. Submit a Single-Stage Subdivision Plat application and associated subdivision plans.
3. Provide an easement for sidewalks and show on the plans.
4. Add the New York State Educational Note to the plans.
5. Submit a Sign Application and associated information on the proposed sign.
6. **PRC Committee Note to Applicant and Engineer:** The project as presented is currently under one acre of disturbance. Water quality is strongly encouraged to be provided as part of this application. A discussion was held with Mr. Marks concerning water quality and quantity controls (if the site disturbance exceeds one acre).
7. Provide the Full Environmental Assessment Form (EAF).
8. The applicant shall provide **11** 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 dates. 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