

# *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 May 17, 2021**

**TO:** VENEZIA FOR FLAH PROPERTIES, LLC  
**FROM:** DEVELOPMENT OFFICE  
**EMAIL:** [ANTHONY@VENEZIASURVEY.COM](mailto:ANTHONY@VENEZIASURVEY.COM) [7771MONKEYRUN@GMAIL.COM](mailto:7771MONKEYRUN@GMAIL.COM)  
**DATE:** Tuesday, May 18, 2021

*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 FOR TUESDAY, JUNE 22, 2021**

**CPN-21-045 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing FLAH Properties LLC, c/o Bruce Campbell, 7771 Monkey Run Road, Naples, N.Y. 14512; owner of property on Thomas Road.**

TM #70.06-1-76.100

Requesting a Single-Stage Subdivision approval to subdivide a 10.528-acre parent parcel to create Lot #1 at 2.914 acres with frontage on Thomas Road and Lot #2 at 6.829 acres with frontage on Sommers Drive; and a Single-Stage Site Plan approval for the construction of a single-family residence on Lot #1.

#### Application Information:

1. A Public Hearing **IS** 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:

*All are digital PDF files unless otherwise noted:*

- Robin MacDonald, Canandaigua–Farmington Water and Sewer District
- John Berry/Timothy McElligott, P.E., Canandaigua Lake County Sewer District (paper copy)
- Chris Jensen, Town Code Enforcement Officer
- James Fletcher, Town Highway and Water Superintendent
- MRB Group DPC
- Ontario County Planning Board

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, MAY 21, 2021**, to be considered for the **TUESDAY, JUNE 22, 2021**, Planning Board agenda.

1. See attached ***Single-Stage (Preliminary & Final) Subdivision Checklist and 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.
2. If disturbance will exceed 20,000 square feet, *see* below:
  6. 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:
    - a. 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.

*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).

**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.