

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 14, 2021

TO: VENEZIA REPRESENTING ABDB SILVER SPRINGS, LLC
FROM: DEVELOPMENT OFFICE
EMAIL: ANTHONY@VENEZIASURVEY.COM
DATE: Tuesday, June 15, 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, JULY 27, 2021

CPN-21-060 Venezia & Associates, 336 N. Main Street, Canandaigua, N.Y. 14424;
representing ABDB Silver Springs LLC, 207 High Point Drive,
Building 100, Victor, N.Y. 14565; owner of property at 4351 Tichenor
Point Drive
TM #126.16-1-1.100
Requesting a Single-Stage Site Plan approval for a proposed driveway
realignment.

Application Information:

1. A Public Hearing **IS NOT** required.
2. State Environmental Quality Review (SEQR)—**to be determined.**
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:

- Chris Jensen, Town Code Enforcement Officer
- Town Environmental Conservation Board
- MRB Group DPC

- Ontario County Planning Board
- Kevin Olvany, Canandaigua Lake Watershed Council
- William Wright, Ontario County Department of Public Works (paper copy)
- Christian Nadler, Esq., Canandaigua Town Attorney

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, JUNE 18, 2021**, to be considered for the **TUESDAY, JULY 27, 2021**, 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.

General Content:

Name and seal of the New York State licensed professional engineer or survey responsible for the plan: *Existing conditions site plan.*

Existing Conditions:

- (b) Area of the subject lot(s).
- (c) Required building setback lines on each lot.
- (d) 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: *There are a number of lots shown on the plan—are these existing—to be removed?*
 - [2] All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use: *Park area agreement?*
- (e) The boundaries and nature of all existing easements, deed restrictions and other encumbrances: *Park agreement area.*
- (i) All existing significant man-made features including but not limited to:
 - [2] Width, location and sight distances for all private driveways: *Driveway should be labeled as existing.*

Proposed Conditions: Development:

- (g) Location and dimensions of all public buildings, public areas and other parcels of land proposed to be dedicated to or reserved for public use: *Park agreement information needed.*
- (m) Location and widths of all proposed driveway intersections with streets and sight distances there from. Suitable means of access in accordance with Town Code and Town of Canandaigua Site Design and Development Criteria: *Multiple driveways are shown on the plan.*

Final Site Plan Requirements—Chapter 220 Section 220-70:

- B. The final site plan shall be clearly marked as final and shall show thereon or be accompanied by:
- (5) A detailed plan identifying all lands, easements and rights-of-way which shall be commonly owned with the identification of the association responsible for said ownership and method of managing the commonly owned properties: *Park agreement area*.
 - (6) Copies of other proposed easements, deed restrictions and other encumbrances.
 - (7) Positive covenants, if any, in a form acceptable for recording.
- 2. The plan set is to be updated to reflect the “Site Plan” sheet.
 - 3. The existing conditions plan to be updated to clearly identify the limits of what is being removed (driveways).
 - 4. The applicant to clarify what parcels are involved with this project as the plans depict a total of 7 lots? Are these all existing lots?
 - 5. The plans are to be stamped and signed by a licensed professional. Not all plan sheets were stamped.
 - 6. The “Park Area Per Agreement” information is to be provided to the Town as part of the application.
 - 7. The applicant shall provide **2 complete hard copies** of the plan. 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 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.