

## *Town of Canandaigua*

5440 Routes 5 & 20 West  
Canandaigua, New York 14424  
(585) 394-1120 / Fax (585) 394-9476

### **PLANNING REVIEW COMMITTEE (PRC)**

**Tuesday, April 13, 2020 • 9:00 a.m.**

### **MEETING MINUTES**

*All applicants are hereby given notice that the following report provides positive input to keep the application process moving forward. There may likely be additional PRC comments or Planning/Zoning Board of Appeals comments forthcoming based upon further review by the members of the PRC or respective boards.*

***If PRC requirements are not submitted by the deadline given in the minutes, the application will not appear on the Planning Board or Zoning Board of Appeals agenda(s).***

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**ZONING BOARD OF APPEALS APPLICATION FOR TUESDAY, MAY 19, 2020**

**PLANNING BOARD APPLICATION FOR TUESDAY, MAY 26, 2020**

**CPN-20-024      Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424; representing Larry Werges, 5265 Old West Lake Road, Canandaigua, N.Y, 14424; owner of property at 4963 Waters Edge Drive.**  
TM #98.09-1-20.100  
Requesting Area Variances (3) for front setback, lot coverage and building coverage; and requesting a Single-Stage Site Plan for the tear down of an existing dwelling and construction of a new 2,500-square-foot single-family residence.

#### Application Information:

1. A Public Hearing **IS** required (for Zoning Board of Appeals application).
2. State Environmental Quality Review (SEQR)—**Type II 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 (1 paper copy)

- Ray Henry, Town Historian (1 paper copy)
- Chris Jensen, Town Code Enforcement Officer (electronic)
- Town Environmental Conservation Board (electronic)
- James Fletcher, Town Highway and Water Superintendent (electronic)
- MRB Group DPC (electronic)
- Jim Russell, Chief, Cheshire Fire Department (1 paper copy)
- Kevin Olvany, Canandaigua Lake Watershed Council (electronic)

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, APRIL 17, 2020**, to be considered for the **TUESDAY, MAY 19, 2020**, Zoning Board of Appeals agenda and the **TUESDAY, MAY 26, 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:

**General Content:**

A map legends/key.

A signature block for the Planning Board Chairperson and others as may be required: *Consolidate the Highway and Water Superintendent signature block.*

**Existing Conditions:**

The boundaries and nature of all existing easements, deed restrictions and other encumbrances: *Liber and page for Waters Edge?*

Delineation of natural features described in the NRI including:

Land exceeding a slope of 10%: *Please double check. If slopes over 15% will require compliance with 220-8*

FEMA Special Flood Hazard Zone boundaries and designations, including the Flood Hazard Zone, Community Panel Number and the effective date of the Flood Insurance Mapping as shown.

All existing significant man-made features including but not limited to:

Buildings with property line setbacks: *Lake setback.*

**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 di-

mensions and other references needed to allow efficient field verification: *Disturbance shown on north property?*

Proposed vegetative land cover and landscaping: *Shoreline guidelines statement.*

**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. Provide steep slope site calculations and how much disturbance (if any) is in the steep slope area.
3. Provide the existing conditions survey.
4. Submit Planning Board application fee of \$150 and Zoning Board of Appeals application fees (\$300 total for three [3] variances).
5. Provide a statement of compliance with the Shoreline Development Guidelines; show proposed landscaping.
3. The applicant shall provide **4** 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 agenda and the Planning Board meeting agenda 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.