

## *Town of Canandaigua*

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

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

**Monday, May 11, 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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### **PLANNING BOARD APPLICATION FOR TUESDAY, JUNE 9, 2020**

**CPN-20-027**

**Samuel Casella, owner of property at 4044 Woolhouse Road**

**TM #111.00-1-31.300**

Requesting a Single-Stage Subdivision approval to subdivide the parent parcel into four lots, i.e., Lot #1 of 6.512 acres; Lot #2 of 37.087 acres; Lot #3 of 12.601 acres and Lot #4 of 2.112 acres. The subdivided lots will remain in their current agricultural use until/if the subdivided parcels are used as home sites.

#### 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 NOT** 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:
  - Town Environmental Conservation Board (digital PDF file)
  - Mark Stryker, Town Agricultural Advisory Committee (digital PDF file)
  - James Fletcher, Town Highway and Water Superintendent (digital PDF file)

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, MAY 15, 2020**, to be considered for the **TUESDAY, JUNE 9, 2020**, Planning Board agenda:

1. See attached ***One-Stage (Preliminary/Final) Subdivision 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.

**Existing Conditions: Natural Land Features:**

Delineation of natural features described in the NRI including:

Existing watercourses: *Show the stream through Lot #3 and Lot #4.*

Land exceeding a slope of 10%: *Check the tree line for steep slopes.*

**Existing Conditions: Man-made Features:**

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

Width, location and sight distances for all private driveways: *Show the driveway location on each lot; verify that each lot will have an accessible entrance —OR— add a note to the Subdivision Plat and show the location(s) if any lot(s) will have a shared driveway access.*

Public and private wells, water mains and fire hydrants. *There is water along that section of Woolhouse and Rossier.*

4. Provide the State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF).
5. The applicant shall provide **1** complete hard copy 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 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

- 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.