

# *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 September 18, 2017**

**TO:** L & J LAKEHOUSE, LLC  
**FROM:** DEVELOPMENT OFFICE  
**FAX #:** VIA EMAIL – JR@SKYWORKSLLC.COM  
**DATE:** Tuesday, September 19, 2017

*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.*

### **ZONING BOARD OF APPEALS APPLICATION FOR THE OCTOBER 17, 2017 AGENDA PLANNING BOARD APPLICATION FOR THE OCTOBER 24, 2017 AGENDA:**

**CPN-065-17 L & J Lakehouse LLC (Attention: Jerry and Lori Reinhart), 9 Valley Drive,  
Batavia, N.Y. 14020, owner of property at 4965 Waters Edge Drive  
TM #98.09-1-22.100**

Requesting an Area Variance for Lot Coverage. The anticipated increase in impervious lot coverage is 2 percent, making the total lot coverage 40 percent. The applicant seeks to increase the impervious coverage of the lot by 304 square feet (0.007 acres), which is a 2 percent increase of impervious coverage from the current coverage amount (parcel = 0.40 acre; disturbance = 0.02 acre).

Requesting One-Stage Site Plan and Special Use Permit for construction of an exterior 351-square-foot deck with a 126-square-foot exterior stairway on the rear (east side) of an existing residential home. An existing flagstone sidewalk will be removed and reconfigured to align with the existing deck/stairwell.

#### Application Information:

1. State Environmental Quality Review (SEQR)—Type II
2. A referral to the Ontario County Planning Board **IS** required.

3. The Planning Review Committee will forward a copy of the application and supporting documentation to the following agencies for their review and recommendation:
  - Kevin Olvany, Canandaigua Lake Watershed Council
  - Town Environmental Conservation Board
  - Greg Hotaling, MRB Group, D.P.C.
  - Ontario County Planning Board

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. **FRIDAY, SEPTEMBER 22, 2017**, to be considered for the **OCTOBER 17, 2017**, Zoning Board of Appeals agenda and the **OCTOBER 24, 2017**, Planning Board agenda:

1. See attached ***One-State (Preliminary and 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:**

Date, north point and scale. The site plan shall be at a scale of no more than 100 feet to the inch: Provide a bar scale.

A map legends/key

A signature block for the Planning Board chairperson and others as may be required: Provide signature blocks on the cover page, site sheet, and grading sheet.

**Existing Conditions:**

The boundaries and nature of all existing easements, deed restrictions and other encumbrances: Provide the liber and page for all existing easements.

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

Existing streets on or adjacent to the subject lot including names, right-of-way widths and pavement widths.

Sanitary and storm sewers (identify the existing water and sewer services to the house);

Public and private wells, water mains and fire hydrants.

Location of all other existing utility lines and related facilities including gas, electric and telephone, i.e., show connections.

**Proposed Conditions: Development**

The proposed building setback from each property line and other buildings on the same lot, i.e., show the proposed setback distance from the property line for the deck and patio.

**Final Site Plan Requirements (Chapter 220 Section 220-70)**

The final site plan shall be clearly marked as final and shall show thereon or be accompanied by: 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, i.e., is there an easement/ deed restriction/right-of-way for the use of the shared driveway by properties on Waters Edge Drive?

Cost estimates for improvements where surety may be required by the Planning Board including but not limited to: landscaping, and storm water and erosion control measures. Sureties shall comply with Town Code §174-32 "Surety."

2. The applicant shall provide **16** 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 and the Planning Board meeting agendas 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 meetings.
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.