

Town of Canandaigua

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Canandaigua, NY 14424
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Established 1789

PLANNING REVIEW COMMITTEE (PRC) Meeting Notes of September 18, 2017

TO: BRIAN & DEBORAH WAYNE
FROM: DEVELOPMENT OFFICE
FAX #: VIA EMAIL – DSWAYNE1@VERIZON.NET
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.

PLANNING BOARD APPLICATION FOR THE OCTOBER 24, 2017 AGENDA:

**CPN-063-17 Brian and Deborah Wayne, 93 Woodshire North, Getsville, N.Y. 14068,
owners of property at 0000 Wells Curtice Road
TM 140.00-1-18.410**

Requesting One-Stage Site Plan approval to construct a new 1,500-square-foot wood framed single-story family residence with site improvements, connecting to an existing driveway to a new garage with site grading, new water line service and new on-site septic.

Application Information:

1. State Environmental Quality Review (SEQR)—Type II
2. A referral to the Ontario County Planning Board **IS NOT** 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:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - James Fletcher, Town Highway Superintendent
 - Greg Hotaling, MRB Group, D.P.C.
 - Jeff Miller, Chief, Cheshire Fire Department

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 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:

All dimensions shall be shown in feet and in hundredths of a foot.

Names of owners of all abutting land.

For lots located within or adjacent to established Ontario County Agricultural District lands the site plans shall have a general note identifies and thereby acknowledges the provisions of the Town's Right-to-Farm Law.

Existing Conditions:

All existing property lines, with bearings and distances including the subject (parent) parcel Tax Map numbers.

Area of the subject lot(s).

Required building setback lines on each lot;

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, including:

The length of all straight lines, radii, lengths of curves and tangent bearings for each street; and

All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.

The boundaries and nature of all existing easements, deed restrictions and other encumbrances.

Existing contours at vertical intervals of 20 feet, including the source of the information. In the case of steep or unusual tracts, the Planning Board may require contours at such lesser intervals as it finds necessary for study and Planning of the tract.

Existing vegetative land cover.

Delineation of natural features described in the NRI including;

Existing watercourses.

Tree masses and other significant land cover

Land exceeding a slope of 10%.

NYSDEC or Federally regulated wetland.

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

Other natural features identified in the NRI.

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

Buildings with property line setbacks.

Width, location, and sight distances for all private driveways.

Limits of pavement and parking areas.

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

Sanitary and storm sewers

Wastewater treatment systems.

Public and private wells, water mains and fire hydrants.

Drainage features including, storm water ponds, swales, culverts, and known underground drain tiles.

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

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 dimensions and other references needed to allow efficient field verification. Show the silt fence outside the limits of disturbance.

The boundaries and nature of all proposed easements, deed restrictions and other encumbrances.

Location and description of all swales, ponds, basins, fences, dikes or other devices required to control soil erosion and sedimentation or otherwise comply with the provisions of the Town Soil Erosion and Sedimentation Control Law (*see* Chapter 165). Show the silt fence outside the limits of disturbance.

Location and width of all proposed streets, alleys, rights-of-way and easements. The Planning Board shall have the right to name new developments and streets in accordance

with historic characteristics of the community and the Ontario County 911 addressing policy.

Outdoor lighting.

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.

Copies of other proposed easements deed restrictions and other encumbrances/

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. Per the Fire Code, a driveway more than 500 in length must have pull-over areas every 250 feet. These pull-over areas must be shown on the plans.
3. The driveway within the Wells Curtice Road right-of-way must be paved.
4. A cross-access easement is required to be shown on the plans to provide access to four adjacent lots.
5. The applicant shall provide **11** complete hard copies of the plans and survey. 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.

