

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 October 15, 2018

TO: MICHAEL MULLALLY
FROM: DEVELOPMENT OFFICE
EMAIL: PMULLALL@ROCHESTER.RR.COM
DATE: Tuesday, October 16, 2018

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

ZONING BOARD OF APPEALS APPLICATION FOR TUESDAY, NOVEMBER 20, 2018:

CPN-18-073 Michael and Patricia Mullally, 5020 Wyffels Road

TM #112.02-1-72.000

Requesting an Area Variance for construction of a 2,300-square-foot two-story garage in the side yard and near a stream.

Application Information:

1. A Public Hearing **IS** required.
2. State Environmental Quality Review (SEQR)—**Type II 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
 - Mike Northrop, Chief, Cheshire Fire Department
 - Kevin Olvany, Canandaigua Lake Watershed Council

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. **FRIDAY, OCTOBER 19, 2018**, to be considered for the **TUESDAY, NOVEMBER 20 2018**, Zoning Board of Appeals agenda:

1. Identify any plans to modify the driveway and provide utilities to the garage. The anticipated total disturbance on the site is to be shown.
2. Identify how drainage runoff from the improvements will be handled.
3. Identify deed restrictions on the property (if any).
4. Verify if the total project disturbance is 20,000 square feet and under. If disturbance is 20,000 square feet or greater, comply with the Town of Canandaigua Site Design and Development Criteria, as follows:

Excerpt from the *Canandaigua Site Design and Development Criteria*:

ARTICLE V—DRAINAGE IMPROVEMENTS

D. Water Quality and Quantity Requirements:

All development in the Canandaigua Lake Watershed Area with a distance of 500 feet or more away from the Canandaigua Lake shall incorporate water quality preservation measures into the design of the project as follows:

- a. If the total disturbance is 20,000 square feet or more, the project will be required to provide water quality preservation measures and be designed to manage the impacts of a 2-year design storm.
5. The applicant shall provide **10** 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 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 this meeting and wishes the Zoning Board of Appeals 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.

