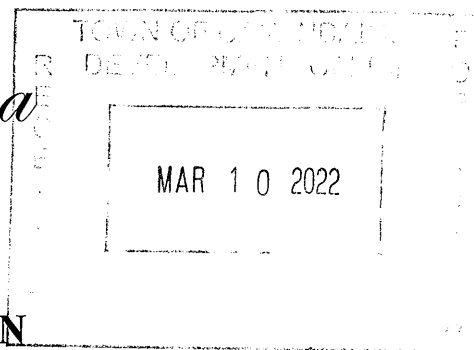


# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

Phone: (585) 394-1120 / Fax: (585) 394-9476



## PLANNING BOARD APPLICATION SITE PLAN / SPECIAL USE PERMIT

CPN

22-021

FOR:        Sketch Plan Review

  x   One Stage Site Plan Approval (Preliminary & Final Combined)

       Two Stage Preliminary Site Plan Approval

       Two Stage Final Site Plan Approval

       Special Use Permit (New)

       Special Use Permit (Renewal)

Permission for on-site inspection for those reviewing application:        Yes        No

1. Name and address of the property owner: Procutters Landscape, Inc., Attn: Steve Pisarek

PO Box 589, Canandaigua, NY 14424

Telephone Number of property owner: (585) 738-0991

Fax #                                  E-Mail Address: procutters4@gmail.com

**\*\*If you provide your e-mail address, this will be the primary way we contact you \*\***

2. Name and Address Applicant *if not the property owner*: Marks Engineering, P.C.

42 Beeman St., Canandaigua, NY 14424

Telephone Number of Applicant: 585-905-0360

Fax #                                  E-Mail Address: bmarks@marksengineering.com

**\*\*If you provide your e-mail address, this will be the primary way we contact you \*\***

3. Subject Property Address: County Road 46

Nearest Road Intersection: County Road 46 & County Road 10

Tax Map Number: 84.00-1-17.111 Zoning District: MUO, Industrial

4. Is the Subject Property within 500' of a State or County Road or Town Boundary? (If yes, the Town may refer your application to the Ontario County Planning Board.)

Please circle one:

YES

NO

5. Is the Subject Property within 500' of an Agricultural District? (If yes, an Agricultural Data Statement must be completed and submitted with this application.)

Please circle one:

YES

NO

(Continued on Back)

6. What is your proposed new project?

The intent of this project is to develop a contractor storage yard on a vacant parcel of land at the northwest corner of County Road 46 and County Road 10. This includes a 5,200 square foot structure, a site access driveway, landscape material storage bunks and composting area. Site improvements will include a stormwater management pond, driveway, utilities, and a septic system.

7. Have the necessary building permit applications been included with this form? If not, please verify which forms are required to be submitted with the Development Office.
8. If applying for Site Plan Approval or Special Use Permit, attach a completed Soil Erosion and Sedimentation Control Plan and Permit Application as described in Chapter 165 of the Town Code.
9. Are you requesting a waiver from a professionally prepared site plan?

Please circle one: YES ☒ NO

*If "yes" the property owner acknowledges and accepts full responsibility for any errors or misrepresentation depicted on the site plan and agrees to indemnify the Town of Canandaigua for any and all expenses, including reasonable attorney's fees, incurred by the Town as a result of any such error or misrepresentation.*

\_\_\_\_\_ (property owner's initials)

10. If no, attach a professionally prepared site plan as described in Chapter 220 Article VII (Site Plan Regulations) of the Town Code.
11. If a Special Use Permit is requested, attach plans and documentation as required in Chapter 220 Article VI (Regulations Governing Special Permit Uses) of the Town Code.

*The applicant / property owner is on notice that their personal/bank check submitted to the Town to meet the landscaping/soil erosion surety requirement(s) as noted in the Planning Board decision sheet will be deposited into a Town non-interest bearing bank account.*

IDENTIFICATION OF POTENTIAL CONFLICTS OF INTEREST

(Required by NYS General Municipal Law § 809)

1. ***If the Applicant is an Individual:*** Is the applicant or any of the immediate family members of the applicant (including spouse, brothers, sisters, parents, children, grandchildren, or any of their spouses) related to any officer or employee of the Town of Canandaigua? YES ☒ NO
2. ***If the Applicant is a Corporate Entity:*** Are any of the officers, employees, partners, or directors, or any of their immediate family members (including spouse, brothers, sisters, parents, children, grandchildren, or any of their spouses) of the company on whose behalf this application is being made related to any officer or employee of the Town of Canandaigua? YES ☒ NO
3. ***If the Applicant is a corporate entity:*** Are any of the stockholders or partnership members (holding 5% or more of the outstanding shares), or any of their immediate family members (including spouse, brothers, sisters, parents, children, grandchildren, or any of their spouses) of the company on whose behalf this application is being made related to any officer or employee of the Town of Canandaigua? YES ☒ NO

4. *If the Applicant has made any agreements contingent upon the outcome of this application:* If the applicant has made any agreements, express or implied, whereby said applicant may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of this application, petition, or request, are any of the parties to said agreement officers or employees of the Town of Canandaigua? YES (NO)

If the answer to any of the above questions is YES, please state the name and address of the related officer(s) or employee(s) as well as the nature and extent of such relationship:

\_\_\_\_\_.

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***Property Owner is responsible for any consultant fees  
(Town Engineer, Town Attorney, etc.) incurred during the application process.***

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Please note that the **Property Owner** is responsible for all consultant fees during the review of this application including legal, engineering, or other outside consultants. Applications submitted to the Town of Canandaigua Planning Board will normally receive chargeback fees of at least five hours to ten hours for planning services including intake, project review, resolution preparation, SEQR, and findings of fact. PLEASE NOTE that the number of hours will be SIGNIFICANTLY INCREASED due to incomplete applications, plans lacking detail, or repeated continuations. Subdivision applications and larger commercial or industrial projects traditionally require more hours of engineering, legal, and other consultant review and preparation and will incur higher costs. Applications for new construction may be referred to the Town Engineer for engineering review which may include at least an additional eight to twelve hours of review time. The **Property Owner** will also be responsible for legal fees for applications submitted to the Town of Canandaigua Planning Board, Zoning Board of Appeals, or the Town of Canandaigua Development Office. Fees for engineering and legal expenses traditionally range between one hundred and one hundred fifty dollars per hour. A copy of the Town's annual fee schedule is available upon request from the Development Office or the Town Clerk's Office. The **Property Owner's** signature below indicates that the **Property Owner** understands that the **Property Owner** will be responsible for all outside consultant fees incurred as a result of the submitted application, and consents to these charges. Additionally projects approved by the Town of Canandaigua Planning Board may be required to pay a parks and recreation fee as established by the Town Board (currently \$ 1,000 per unit) if required as part of the conditions of approval.

\_\_\_\_\_  
Steve Pisarek  
(property owner)

\_\_\_\_\_  
(property owner)

*I hereby acknowledge that I have reviewed all the questions contained in this application and certify that the information provided is accurate and complete to the best of my knowledge and ability. Finally, I hereby grant my designated person in Question #2 of this application form, permission to represent me during the application process.*

DocuSigned by:  
Steve Pisarek  
336F86F51FC547C...  
(Signature of Property Owner)

3/8/2022

(Date)

**SOIL EROSION AND SEDIMENT CONTROL PERMIT APPLICATION**

(Standards Approved by Town: NY Guidelines for Urban Erosion and Sedimentation Control)

**ON-SITE INSPECTION REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT**Date: 03/08/22Zoning District: MUO/IProperty Owner Name and Address: Procutters Landscape, Inc., Attn: Steve PisarekPO box 589, Canandaigua, NY 14424Telephone / Fax # (585) 738-0991 E-mail address: procutters4@gmail.comSite Location: County Road 46Size of Site (Acres/ Sq.Ft.): 13.4321 Tax Map Number 84.00-1-17.111

Description of proposed activity: The intent of this project is to develop a contractor storage yard on a vacant parcel of land at the northwest corner of County Road 46 and County Road 10. This includes a 5,200 square foot structure, a site access driveway, landscape material storage bunks and composting area. Site improvements will include a stormwater management pond, driveway, utilities, and a septic system.

<b>Per Chapter 165 §165-10-B, at a <u>minimum</u>, the map, plan or sketch prepared shall include the following:</b>	<b>Shown on Plan Yes / No</b>	<b>Initial Review</b>	<b>Follow Up Review</b>
1. Boundaries of the subject parcel and other parcels adjacent to the site which may be materially affected by the action.	YES		
2. Existing features including structures, roads, water courses, utility lines, etc. on the subject parcel and on adjacent parcels where appropriate.	YES		
3. Existing vegetative cover including wooded areas, grass, brush, or other on the subject parcel and on adjacent properties where appropriate.	YES		
4. Limits or extent of excavation, filling, and/or grading proposed to be undertaken.	YES		
5. The disposition of soil and top soil, whether on site or off site, and the locations of any stockpiles to be placed on site.	YES		
6. Temporary and permanent drainage, erosion and sedimentation control facilities including ponds, sediment basins, swales, energy dissipation devices, silt fences and/or straw bale locations.	YES		
7. The location of proposed roads, driveways, sidewalks, structures, utilities and other improvements.	YES		
8. Final contours of the site in intervals adequate to depict slopes and drainage details on the site.	YES		

## Soil Erosion and Sedimentation Control Permit Application - Page 2 of 4

Per Chapter 165 §165-10-B, at a <u>minimum</u> , the map, plan or sketch prepared shall include the following:	Shown on Plan Yes / No	Initial Review	Follow Up Review
9. A time schedule indicating:	YES		
a. When major phases of the proposed project are to be initiated and completed;	YES		
b. When major site preparation activities are to be initiated and completed;	YES		
c. When the installation of temporary and permanent vegetation and drainage, erosion and sediment control facilities is to be completed; and	YES		
d. The anticipated duration (in days) of exposure of all major areas of site preparation before the installation of erosion and sediment control measures.	YES		
Other Information Required to be Provided:	Shown on Plan Yes / No	Initial Review	Follow Up Review
10. What is the general topography and slope of the subject property (in %): <u>0-10%</u>	YES		
11. How much area (in square feet) and/or volume (in cubic yards) will be disturbed? <u>40,000</u>	YES		
12. Does the subject property drain offsite? Yes No If yes, where does it drain to and how will it affect offsite properties? <u>Canandaigua Outlet</u>	YES		
13. How will erosion be controlled on site to protect catch basins from silt? <u>silt fence and SWPPP</u>	YES		
14. If sedimentation basins are proposed, where will they overflow to if they become clogged? Describe: <u>ditch</u>	YES		
15. Is there any offsite drainage to subject property? Yes No If yes, where does the drainage come from? _____	no		

## Soil Erosion and Sedimentation Control Permit Application - Page 3 of 4

Other Information Required to be Provided:	Shown on Plan Yes / No	Initial Review	Follow Up Review
16. How will off site water courses be protected? _____ _____ _____			
17. How will any adjacent roadside ditches or culverts be protected during construction? <b>silt fence</b> _____ _____	YES		
18. Has the appropriate highway superintendent been contacted? Yes No Name of the person contacted and date contacted: _____	no		
20. Is existing vegetation proposed to be removed? Yes No (If yes, the vegetation to be removed must be identified on the plan.)	YES		
21. Will any temporary seeding be used to cover disturbed areas? Yes No If yes, a note shall be added to the plans.	YES		
22. What plans are there for permanent revegetation? Describe: <b>lawn &amp; landscaping</b> _____ _____ _____	YES		
23. How long will project take to complete? <b>1 year</b> _____			
24. What is the cost estimate to install and maintain erosion and sedimentation control facilities before, during, and after construction? <b>\$1000</b> _____			

**Attach additional sketches, calculations, details *as needed* to this form.**

