

# Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

Phone: (585) 394-1120 / Fax: (585) 394-9470

R E C E I V E	TOWN OF CANANDAIGUA DEVELOPMENT OFFICE	F O R  R E V I E W
	FEB 17 2017	

## PLANNING BOARD APPLICATION SITE PLAN / SPECIAL USE PERMIT

CPN \_\_\_\_\_

FOR:        Sketch Plan Review

       One Stage Site Plan Approval (Preliminary & Final Combined)

  X   Two Stage Preliminary Site Plan Approval (Overall)        X   Two Stage Final Site Plan Approval (Phase 1)

       Special Use Permit (New)             Special Use Permit (Renewal)

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

1. Name and address of the property owner: Gregory Westbrook  
3316 West Lake Road, Canandaigua, NY 14424  
Telephone Number of property owner: (585) 754-7772  
Fax # N/A      E-Mail Address: gwestbrook@clearcovesystems.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*: The DiMarco Group  
1950 Brighton Henrietta Town Line Road, Rochester, NY 14623  
Telephone Number of Applicant: (585) 292-0480 (Paul Colucci)  
Fax # 585-292-1464      E-Mail Address: pcolucci@dimarcogroup.com

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

3. Subject Property Address: 3000 County Road 10, Canandaigua, NY  
Nearest Road Intersection: County Road 46 (County House Road)  
Tax Map Number: 84.00-1-19, 84.00-1-20.11      Zoning District: CC & MUO  
84.00-1-20.12, 84.00-1-43.1

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?

Proposed 36 affordable living apartment buildings (8 units/bldg.)  
for a total of 288 units and proposed clubhouse. Also proposed are  
12 market rate apartment buildings (8 units/bldg.) for a total of  
96 units and proposed clubhouse.

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.*

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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.

  
(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.*

  
(Signature of Property Owner)

2-8-17  
(Date)