Town of Canandaigua

5440 Routes 5 & 20 West Canandaigua, NY 14424 (585) 394-1120 / Fax: (585) 394-9476

NOTICE TO ALL PLANNING BOARD APPLICANTS FOR SITE PLAN APPROVAL

ONE STAGE (Preliminary/Final Combined)

The applicant is responsible for the completeness of all forms for the application to be processed. All completed applications are subject to the rules and regulations as established by State of New York and the Town of Canandaigua. The Development Office cannot guarantee any board approvals for completed applications.

It is important that the applicant completes <u>all</u> of the information requested in this packet. Doing so will facilitate the review process by the Planning Board at a public meeting and will not cause unnecessary delays to either you or other applicants.

**Please Note: In addition to this packet, please check with the Zoning Officer regarding which building permit application(s) must be submitted with these forms. **



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2021 Board Calendar

Meeting dates are subject to change Revised 12/30/2020

APPLICATION DEADLINE 12:00 pm	PRC MEETING To review applications 9:00AM	ZONING BOARD OF APPEALS Public Hearings 6:00 PM	PLANNING BOARD Public Meetings and Hearings 6:00 PM		ENVIRONMENTAL CONSERVATION BOARD Public Meetings 4:30 pm
WEDNESDAY	MEETING DATE	MEETING DATE	<u>Meetin</u>	G DATES	MEETING DATES
December 9, 2020	December 14, 2020	January 19, 2021	January 12, 2021	January 26, 2021	January 7, 2021
January 6	January 11	February 16	February 9	February 23	February 4
February 10	February 16*	March 16	March 9	March 23	March 4
March 10	March 15	April 20	April 13	April 27	April 1
April 7	April 12	May 18	May 11	May 25	May 6
May 12	May 17	June 15	June 8	June 22	June 3
June 9	June 14	July 20	July 13	July 27	July 1
July 7	July 12	August 17	August 10	August 24	August 5
August 11	August 16	September 21	September 14	September 28	September 2
September 8	September 13	October 19	October 12	October 26	October 7
October 6	October 12**	November 16	November 9	November 23	November 4
November 10	November 15	December 21	December 14		December 2
December 8	December 13	January 18, 2022	January 11, 2022	January 25, 2022	January 6, 2022

*February 16 is a Tuesday ** October 12 is a Tuesday

* All Applications are due by 12:00pm on deadline day*

The applicant will receive written notification of their scheduled meeting. If your application is deemed incomplete, it will not be placed on an agenda until the requested information has been submitted to the Town Development Office. All new Planning Board applications submitted on/before the application deadline will be first heard at 2nd meeting of the following month. Continued applications will be reviewed at the 1st meeting of the following month.

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PLANNING BOARD APPLICATION SITE PLAN / SPECIAL USE PERMIT

EΩ	ND. Clastel Diam Design			CI N
FU	OR: Sketch Plan Review			
	One Stage Site Plan Approval (Prel	iminary	& Final Combine	d)
	Two Stage Preliminary Site Plan A	pproval	Two Sta	ge Final Site Plan Approval
	Special Use Permit (New)		Special	Use Permit (Renewal)
	Permission for on-site inspection for those	eviewin	gapplication:	YesNo
1.	Name and address of the property owner:			
	Telephone Number of property owner:			
	Fax # E-Mail Ac	ldr ess : _		
	** If you provide y	our e-mail	address, this will be	the primary way we contact you **
2.	Name and Address Applicant if not the prop	erty own	er:	
	Telephone Number of Applicant:			
	Fax # E-M	ail Addre	ess:	
				the primary way we contact you **
3.	Subject Property Address:			· · · · · · · · · · · · · · · · · · ·
	Nearest Road Intersection:			
	Tax Map Number:		Zoning	g District:
4.	Is the Subject Property within 500' of a State	e or Cou	nty Road or Town	n Boundary? (If yes, the
	Town may refer your application to the Ont.	ario Cou	nty Planning Boa	rd.)
	Please circle one:	S	NO	
5.	Is the Subject Property within 500' of an Ag	ri cultu ra	District? (If yes	s, an Agricultural Data
	Statement must be completed and submitted		` •	-
	Please circle one: YE	S	NO	(Continued on Back)

6.	What is your proposed new project?
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.
	e 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 CONTRIBUTO OF INTERPOT

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

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

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

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.

Nichole Boyer Conor Boyer (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)

8 8 21
(Date)



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One-Stage (Preliminary & Final) Site Plan Checklist

CPN#:	
CPN#:	

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Applicant:			
Project Address: _			
Tax Map#:		Zoning District:	
Project Description	n Narrative:		

Per Chapter 220 §220-67-A: One and Two stage review.

- A. Applications for site plans to be reviewed in one stage where no preliminary site plan review is required:
 - (1) Shall be processed and reviewed as required in NYS Town Law Article 16, Section 274-a, as may be amended.
 - (2) Shall be submitted in final form.
 - (3) Shall include all information required for preliminary and final site plans as specified in sections Town Code §§ 220-69 and 220-70.
 - (4) The submitted site plan drawing shall be marked as final and shall include a note that no preliminary site plan review was required.

Preliminary Site Plan Checklist - Chapter 220 Section 220-69	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
A. A preliminary application shall include an affidavit that the applicant is the owner or equitable owner of the land proposed to be developed or their legal representative.			
B. Information shown on the preliminary site plan shall be organized to clearly depict existing and proposed conditions and assist the Planning Board's understanding of potential impacts as well as proposed mitigation.			
C. The preliminary site plan shall be clearly marked as preliminary and show all of the following information:			
(1) General Content (a) All dimensions shall be shown in feet and in hundredths of a foot.			
(b) Proposed development name or identifying title (Preliminary Site Plan of Property Owner);			
(c) Name of the owner of the property; (d) Names of owners of all abutting land;			
(e) Name and seal of the New York State licensed professional engineer or surveyor responsible for the plan;			
(f) Date, North point and scale. The site plan shall be at a scale of no more than 100 feet to the inch;			
(g) A legible location map; (h) A map revision box;			

Preliminary Site Plan Checklist - Chapter 220 Section 220-69	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
(i) A map legends/key;	•		
(j) A signature block for the Planning Board Chairperson and			
others as may be required;			
(k) An area for general map notes;			
(I) A completed agricultural data statement form identifying			
whether the site lies within an area which is further regulated	N/A		
under § 283-a of Town Law, as amended;			
(m) For lots located within or adjacent to established Ontario			
County Agricultural District lands the site plans shall have a	N/A		
general note identifies and thereby acknowledges the	1 \ / A		
provisions of the Town's Right-to-Farm Law.			
(n) Current zoning of the land including district boundaries and all			
setback dimensions for said zoning district(s);			
(2) Existing Conditions			
(a) All existing property lines, with bearings and distances			
including the subject (parent) parcel Tax Map numbers;			
(b) Area of the subject lot(s);			
(c) Required building setback lines on each lot;			
(d) 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:			
[1] The length of all straight lines, radii, lengths of curves			
and tangent bearings for each street; and			
[2] All dimensions and angles or bearings of the lines of			
each lot and of each area proposed to be dedicated to			
public use.			
(e) The boundaries and nature of all existing easements, deed restrictions and other encumbrances;			
(f) 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.			
(g) Existing vegetative land cover;			
(h) Delineation of natural features described in the NRI including;			
[1] existing watercourses	N/A		
[2] tree masses and other significant land cover	N/A		
[3] land exceeding a slope of 10%			
[4] NYSDEC or Federally regulated wetland	N/A		
[5] FEMA Special Flood Hazard Zone boundaries and			
designations, including the Flood Hazard Zone,	N/A		
Community Map Panel Number and the effective date	1 N /A		
of the Flood Insurance Mapping as shown;			
[6] other natural features identified in the NRI	N/A		
(i) All existing significant man-made features including but not			
limited to:			
[1] buildings with property line setbacks			
[2] width, location, and sight distances for all private			
driveways			
[3] limits of pavement and parking areas			

Preliminary Site Plan Checklist - Chapter 220 Section 220-69	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
[4] existing streets on or adjacent to the subject lot including names, right-of-way widths and pavement widths	1200110		23012011
[5] sanitary and storm sewers			
[6] wastewater treatment systems	N/A		
[7] public and private wells, water mains and fire hydrants	1 4/ 2 %		
[8] drainage features including, storm water ponds,			
swales, culverts, and known underground drain tiles			
[9] Location of all other existing utility lines and related			
facilities including, gas, electric and telephone.			
 (j) Agricultural infrastructure including surface and subsurface drainage systems, and access lanes for farm equipment. 	N/A		
(3) Proposed Conditions: Development			
(a) Delineation of all proposed sections or phases if any;	N/A		
(b) 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.			
(c) Existing and proposed contours, at vertical intervals of no more than five feet;			
(d) The boundaries and nature of all proposed easements, deed restrictions and other encumbrances			
(e) The proposed building setback from each property line and other buildings on the same lot;			
(f) Location and dimension of all areas to be protected as open space.	N/A		
(g) Location and dimensions of all, public buildings, public areas and other parcels of land proposed to be dedicated to or reserved for public use;	N/A		
(h) Proposed location, boundaries and uses of all buildings.			
 (i) 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). 			
(j) Limits of pavement and parking areas of the Town Code);			
(k) 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.	N/A		
(I) Typical cross-sections, street profiles and drainage details for all streets. Such profiles shall at least show the following: existing grade along the proposed street center line; existing grade along each side of the proposed street right-of-way; proposed finished center-line grade or proposed finished grade at top of curbs; sanitary sewer mains and manholes; and, storm sewer mains, inlets, manholes and culverts;	N/A		

Preliminary Site Plan Checklist - Chapter 220 Section 220-69	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
(m) Location and widths of all proposed driveway intersections with streets and sight distances there from. Suitable means of access in accordance with Town Code and Town of Canandaigua Site Design and Development Criteria.	N/A		
(n) Location and size of all proposed water mains, laterals, hydrants, meters, and valves;	N/A		
(o) Location of any public or private wells	N/A		
(p) Location, size and invert elevations of all proposed sanitary and storm sewers and location of all manholes inlets and culverts:	N/A		
(q) Location, size and design of proposed on site wastewater treatment systems;	N/A		
(r) Location of all other proposed utility lines and related facilities including, gas, electric and telephone;	N/A		
(s) Proposed vegetative land cover and landscaping;	N/A		
(t) Outdoor lighting;	N/A		
(u) Location and design of all signs	N/A		
(v) A description of all approvals required from outside agencies.			
(w) Schedule for development including a detailed sequence of			
construction and estimated dates for start and completion.			
(x) The Planning Board may require an applicant to submit			
additional information as may be needed to assess the potential			
impacts from the proposed development and			

Final Site Plan Requirements – Chapter 220 Section 220-70	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
A. Site plan size and legibility.			
(1) Final site plans shall be on sheets no smaller than 8 1/2 inches by 11 inches and not larger than 24 inches by 36 inches. Where necessary, final site plans may be drawn in two or more sections accompanied by a key diagram showing relative location of the sections.			
B. The final site plan shall be clearly marked as final and shall show thereon or be accompanied by:			
(1) All information provided on the approved preliminary site plan as well as any improvements, modifications and additional information required as part of the preliminary approval;			
(2) The names of developments and proposed streets which have first been approved by the Planning Board and Ontario County 911 Center;	N/A		
 (2) Detailed sizing and final material specification of all required improvements; 	N/A		
(4) Permanent reference monuments as required by any proper authority;			
(5) 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;	N/A		
(6) Copies of other proposed easements deed restrictions and other encumbrances;	N/A		
(7) Protective covenants, if any, in a form acceptable for recording;	N/A		

Final Site Plan Requirements – Chapter 220 Section 220-70	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
(8) 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";	✓		
(9) The owner shall tender offers of cession, in a form certified as satisfactory by the Town Board Attorney, of all land included in streets, highways or parks not specifically reserved by the property owner. Although such tender may be irrevocable, approval of the site plan by the Planning Board shall not constitute an acceptance by the Town of the dedication or gift of any street, highway or park or other open public areas. A dedication or gift of any such improvements may only be accepted by resolution of the Town Board.	N/A		

I have reviewed my submitted application and drawings against the above noted criteria and hereby certify that the submitted application matches this completed check list.

Signature of Applicant Representative

Date.