

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 _____

FOR: _____ Sketch Plan Review

☒ 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: LAUREN E. SANDS
5019 COUNTY ROAD 16 CANADAIGUA, NEW YORK 14424

Telephone Number of property owner: (585) 721-6295

Fax # N/A E-Mail Address: LAUREN@LESCOLLECTION.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*: SCOTT A. HARTER, P.E.
7171 VICTOR-PITTSFORD ROAD VICTOR, NY 14564

Telephone Number of Applicant: (585) 924-1860

Fax # N/A E-Mail Address: PROENGINEER1@PRODIGY.NET

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

3. Subject Property Address: 5019 COUNTY ROAD 16 (WEST LAKE ROAD) CANANDAIGUA, NY 14424
Nearest Road Intersection: BARNES ROAD

Tax Map Number: 154.09-1-20.0 Zoning District: RLD and RR-3

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?

INTERIOR AND EXTERIOR HOUSE RENOVATIONS AND IMPROVEMENTS. EXTERIOR IMPROVEMENTS
TO INCLUDE RENOVATED PATIO AREA WITH POOL PLUS EXPANSION OF COURT YARD AREA AND RESIDENCE.

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.

NOT YET

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:

_____.

***Property Owner 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.

LAUREN E. SANDS

(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.

Lauren E Sands
(Signature of Property Owner)

January 29, 2023
(Date)

Short Environmental Assessment Form

Part 1 - Project Information

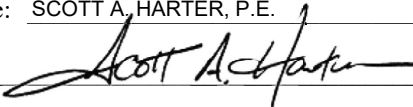
Instructions for Completing

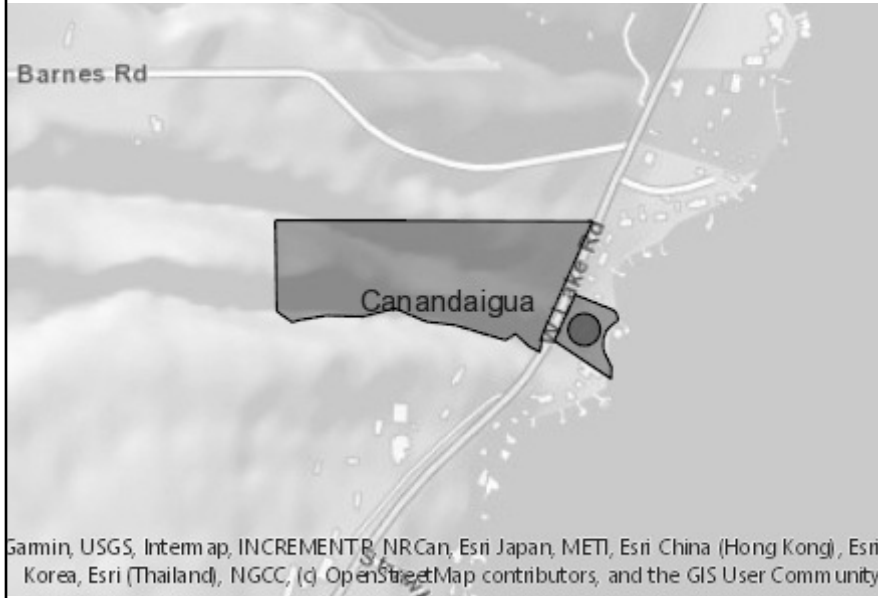
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 5019 WEST LAKE ROAD - RENOVATIONS OF RESIDENCE AND SITE			
Project Location (describe, and attach a location map): 5019 COUNTY ROAD 16			
Brief Description of Proposed Action: INTERIOR AND EXTERIOR HOUSE RENOVATIONS AND IMPROVEMENTS. EXTERIOR IMPROVEMENTS TO INCLUDE RENOVATED PATIO AREA WITH POOL PLUS EXPANSION OF THE COURT YARD AREA AND RESIDENCE.			
Name of Applicant or Sponsor: SCOTT A. HARTER, P.E. (SPONSOR)		Telephone: (585) 924-1860 E-Mail: PROENGINEER1@PRODIGY.NET	
Address: 7171 VICTOR-PITTSFORD ROAD			
City/PO: VICTOR		State: NEW YORK	Zip Code: 14564
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: AREA VARIANCE -TOWN ZBA. SITE PLAN APPROVAL- TOWN PB NYSDEC SPDES PERMIT CHECK/UPDATE		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		19.5 acres	
b. Total acreage to be physically disturbed?		.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		19.5 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): RECREATIONAL			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>SCOTT A. HARTER, P.E.</u> Date: <u>1/30/2023</u></p> <p>Signature: <u></u> Title: <u>ENGINEER - SPONSOR</u></p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

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: 1/29/2023

Zoning District: RLD AND RR-3

Property Owner Name and Address: LAUREN E. SANDS

5019 COUNTY ROAD 16 (WEST LAKE ROAD) CANANDAIGUA, NEW YORK 14424

Telephone / Fax # (585) 721-6295 E-mail address: LAUREN@LESCOLLECTION.COM

Site Location: 5019 COUNTY ROAD 16 (WEST LAKE ROAD)

Size of Site (Acres/ Sq.Ft.): 19.5 ACRES Tax Map Number 154.09-1-20.0

Description of proposed activity: _____

INTERIOR AND EXTERIOR HOUSE RENOVATIONS AND IMPROVEMENTS. EXTERIOR IMPROVEMENTS

TO INCLUDE RENOVATED PATIO AREA WITH POOL PLUS EXPANSION OF COURT YARD AREA AND RESIDENCE.

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
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		

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 %): _____	YES		
11. How much area (in square feet) and/or volume (in cubic yards) will be disturbed? _____	YES		
12. Does the subject property drain offsite? <u>Yes</u> No If yes, where does it drain to and how will it affect offsite properties? <u>DRAINS TO LAKE</u> _____ _____	YES		
13. How will erosion be controlled on site to protect catch basins from silt? <u>NO CATCH BASINS ARE PROPOSED</u> _____ _____	N/A		
14. If sedimentation basins are proposed, where will they overflow to if they become clogged? Describe: _____ _____ _____	N/A		
15. Is there any offsite drainage to subject property? <u>Yes</u> No If yes, where does the drainage come from? <u>SHEET FLOW FROM</u> <u>HIGHWAY AND LAKE SIDE AREA OF SUBJECT PARCEL</u> _____	YES		

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? <hr/> STAKED SILT FENCING WHERE SHOWN ON PLANS <hr/>	YES		
17. How will any adjacent roadside ditches or culverts be protected during construction? <hr/> <hr/>	N/A		
18. Has the appropriate highway superintendent been contacted? Yes No Name of the person contacted and date contacted: <hr/>	N/A		
20. Is existing vegetation proposed to be removed? Yes <u>No</u> (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 <u>No</u> If yes, a note shall be added to the plans.	YES		
22. What plans are there for permanent revegetation? Describe: LANDSCAPE PLAN PROVIDED <hr/> <hr/>	YES		
23. How long will project take to complete? 6 MONTHS <hr/>	YES		
24. What is the cost estimate to install and maintain erosion and sedimentation control facilities before, during, and after construction? ESTIMATE \$2,000.00 (+/-) <hr/>	NO		

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

Form prepared by: SCOTT A. HARTER, P.E.

Date: 1/29/2023

The undersigned represents and agrees as a condition to the issuance of these permits that the development will be accomplished in accordance with the Town Soil Erosion and Sedimentation Control Law, the New York State Uniform Fire Prevention and Building Code, and the plans and specifications annexed hereto.

PERMIT APPLICATION CANNOT BE ACCEPTED WITHOUT PROPERTY OWNER'S SIGNATURE.

Please **DO NOT** send payment with this application.

Owner's Signature: Lauren Sands

Date: January 29, 2023

For Office Use Only

Application requires further review by Planning Board and/or Zoning Board of Appeals. Yes No

Zoning Officer

Date

Flood Zone _____

Floodplain Development Permit Required? Yes No

Code Enforcement Officer

Date

Permit Fee: \$ _____

Permit #: _____

Town of Canandaigua

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

CPN#: _____

One-Stage (Preliminary & Final) Site Plan Checklist

Applicant: Scott A. Harter, P.E.

Project Address: 5019 West Lake Road Canandaigua, NY 14424

Tax Map#: 154.09-1-20.0 Zoning District: RLD and RR-3

Project Description Narrative: Interior and exterior house renovations and improvements. Exterior improvements to include renovated patio area with pool plus expansion of the courtyard area and residence.

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.	X		
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.	X		
C. The preliminary site plan shall be clearly marked as preliminary and show all of the following information:	X		
(1) General Content			
(a) All dimensions shall be shown in feet and in hundredths of a foot.	X		
(b) Proposed development name or identifying title (Preliminary Site Plan of Property Owner);	X		
(c) Name of the owner of the property;	X		
(d) Names of owners of all abutting land;	X		
(e) Name and seal of the New York State licensed professional engineer or surveyor responsible for the plan;	X		
(f) Date, North point and scale. The site plan shall be at a scale of no more than 100 feet to the inch;	X		
(g) A legible location map;	X		
(h) A map revision box;	X		

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;	X		
(j) A signature block for the Planning Board Chairperson and others as may be required;	X		
(k) An area for general map notes;	X		
(l) A completed agricultural data statement form identifying whether the site lies within an area which is further regulated under § 283-a of Town Law, as amended;	N/A		
(m) 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.	N/A		
(n) Current zoning of the land including district boundaries and all setback dimensions for said zoning district(s);	X		
(2) Existing Conditions			
(a) All existing property lines, with bearings and distances including the subject (parent) parcel Tax Map numbers;	X		
(b) Area of the subject lot(s);	X		
(c) Required building setback lines on each lot;	X		
(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:	X		
[1] The length of all straight lines, radii, lengths of curves and tangent bearings for each street; and	X		
[2] All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.	X		
(e) The boundaries and nature of all existing easements, deed restrictions and other encumbrances;	X		
(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.	X		
(g) Existing vegetative land cover;	X		
(h) Delineation of natural features described in the NRI including;			
[1] existing watercourses	X		
[2] tree masses and other significant land cover	X		
[3] land exceeding a slope of 10%	X		
[4] NYSDEC or Federally regulated wetland	N/A		
[5] 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;	X		
[6] other natural features identified in the NRI	X		
(i) All existing significant man-made features including but not limited to:			
[1] buildings with property line setbacks	X		
[2] width, location, and sight distances for all private driveways	X		
[3] limits of pavement and parking areas	X		


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	X		
[5] sanitary and storm sewers	X		
[6] wastewater treatment systems	X		
[7] public and private wells, water mains and fire hydrants	X		
[8] drainage features including, storm water ponds, swales, culverts, and known underground drain tiles	X		
[9] Location of all other existing utility lines and related facilities including, gas, electric and telephone.	X		
(j) Agricultural infrastructure including surface and subsurface drainage systems, and access lanes for farm equipment.	X		
(3) Proposed Conditions: Development			
(a) Delineation of all proposed sections or phases if any;	X		
(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.	X		
(c) Existing and proposed contours, at vertical intervals of no more than five feet;	X		
(d) The boundaries and nature of all proposed easements, deed restrictions and other encumbrances	X		
(e) The proposed building setback from each property line and other buildings on the same lot;	X		
(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.	X		
(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).	X		
(j) Limits of pavement and parking areas of the Town Code);	X		
(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		
(l) 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.	X		
(n) Location and size of all proposed water mains, laterals, hydrants, meters, and valves;	X		
(o) Location of any public or private wells	X		
(p) Location, size and invert elevations of all proposed sanitary and storm sewers and location of all manholes inlets and culverts;	X		
(q) Location, size and design of proposed on site wastewater treatment systems;	X		
(r) Location of all other proposed utility lines and related facilities including, gas, electric and telephone;	X		
(s) Proposed vegetative land cover and landscaping;	X		
(t) Outdoor lighting;	N/A		
(u) Location and design of all signs	N/A		
(v) A description of all approvals required from outside agencies.	X		
(w) Schedule for development including a detailed sequence of construction and estimated dates for start and completion.	X		
(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	X		

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.	X		
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;	X		
(2) The names of developments and proposed streets which have first been approved by the Planning Board and Ontario County 911 Center;	X		
(2) Detailed sizing and final material specification of all required improvements;	X		
(4) Permanent reference monuments as required by any proper authority;	N/A		
(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;	X		
(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”;	PENDING		
(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

January 30, 2023

Date