

6. What is your proposed new project?

PHASE 2³ OF MULTIPHASE HAPPINESS HOUSE APARTMENT PROJECT. CONSTRUCTION
OF ONE-EIGHT UNIT AND ONE-TWENTY TWO UNIT APARTMENT BUILDINGS WITH
ASSOCIATED ROADWAY, PARKING, SIDEWALKS AND UNDERGROUND UTILITIES

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.

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

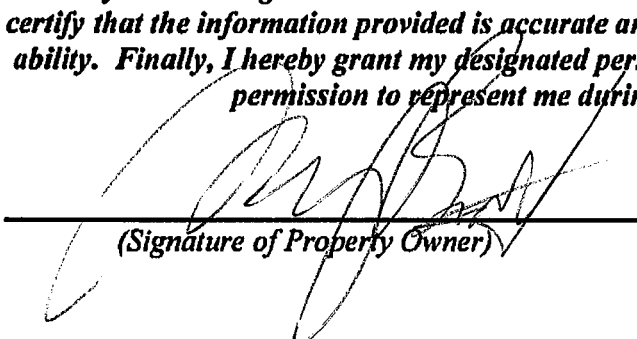
Please note that the **Property Owner** is responsible for all consultant fees during the review of this application including legal, engineering, or other outside consultants. Applications submitted to the Town of Canandaigua Planning Board will normally receive chargeback fees of at least five hours 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.

(property owner)

FINGERLAKES UNITED CEREBRAL PALSY INC.
(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)

7/28/16
(Date)

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

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

RECEIVED	DEVELOPMENT OFFICE	FOR REVIEW
	AUG 12 2016	

CPN#: 050-16

Two-Stage Final Site Plan Checklist

Applicant: FINGER LAKES UNITED CEREAL PALSY INC
 Project Address: 5415 COUNTY ROAD 30
 Tax Map#: 83.00-1-35.211 Zoning District: PUD
 Project Description Narrative: CONSTRUCTION OF PHASE 3 OF THE HAPPINESS HOUSE DEVELOPMENT WHICH INCLUDES ONE-EIGHT UNIT AND ONE-TWENTYTWO UNIT APARTMENT BUILDING WITH ASSOCIATED ROADWAY, PARKING, SIDEWALKS AND UNDERGROUND UTILITIES
 Per Chapter 220 Section 220-67-B:

- B. Site plans to be developed in distinct phases or sections shall be subject to two stages of review.
- (1) The applicant shall first receive preliminary site plan for the overall development as described in Town Code § 220-69.
 - (2) Preliminary site plans must delineate proposed phases or sections.
 - (3) Final site plan approval from the Planning Board shall be obtained for the phases or sections delineated as part of the approved preliminary site plan before issuance of any permits for development.
 - (4) The Planning Board decision regarding proposed preliminary and final site plans shall be made within 62 days of receipt of a complete application. This time period may be extended by mutual consent of the applicant and the Planning Board.

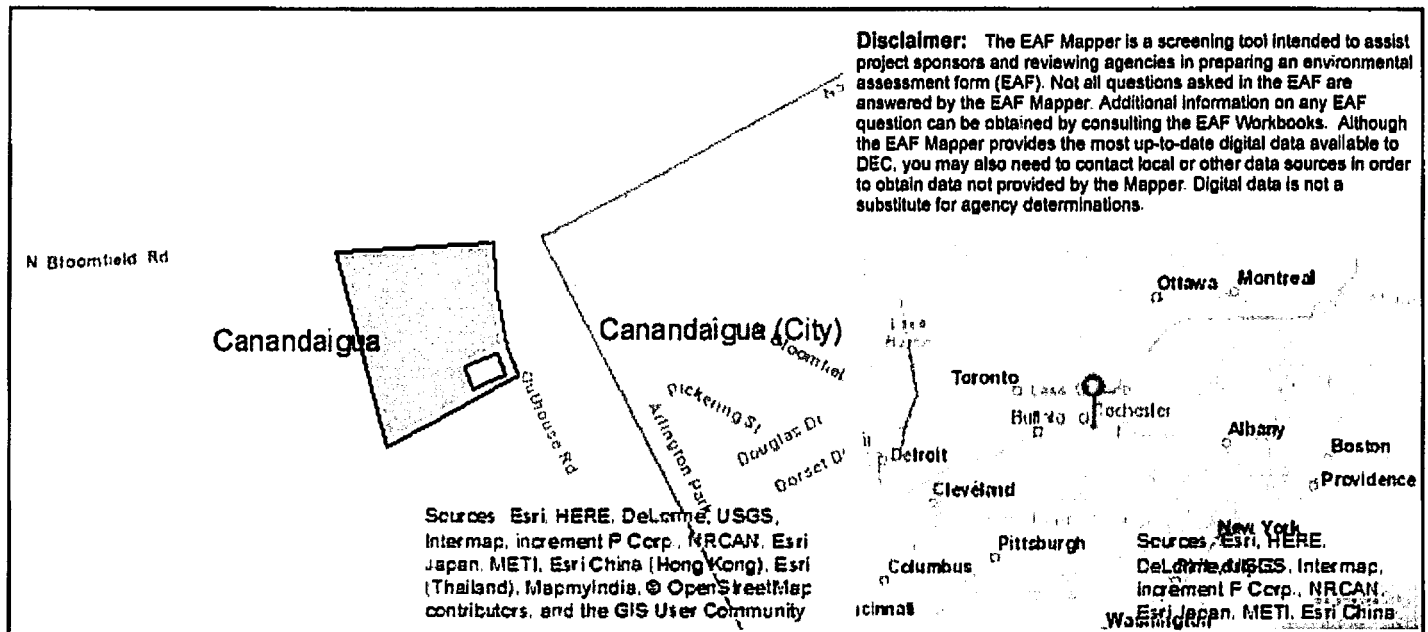
Final Site Plan Requirements (Chapter 220 Section 220-67-B)	Shown on Preliminary Applicant	Initial PRC Review	PRC Follow-Up Review
A. Site plan size and legibility.			
(1) Final site plans shall be on sheets no smaller than 8 1/2 inches by 11 inches and not larger than 24 inches by 36 inches. Where necessary, 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;	✓	show overall O Prelim.	
(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;	✓	O	
(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;	✓	Temporary Turnaround O Clarified	
(6) Copies of other proposed easements deed restrictions and other		O	

encumbrances;			
(7) Protective covenants, if any, in a form acceptable for recording;		N/A	
(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";		N/A	
(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	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

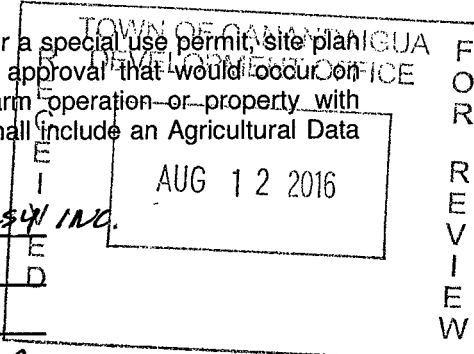
Date



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.



A. Name of applicant: FINGERLAKES UNITED CEREBRAL PALSY INC.
Mailing address: 731 PRE-EMPTION ROAD
GENEVA, NY 14456

B. Description of the proposed project: CONSTRUCTION OF PHASE 2³ OF THE HAPPINESS HOUSE WHICH INCLUDES ONE (1) EIGHT UNIT AND ONE (1) 22 UNIT APARTMENT BUILDINGS WITH ASSOCIATED ROADWAY, SIDEWALKS AND UNDERGROUND UTILITIES

C. Project site address: 5415 COUNTY ROAD 30 Town: CANANDAIGUA

D. Project site tax map number: B3.00-1-35.211

E. The project is located on property:
☐ within an Agricultural District containing a farm operation, or
☒ with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: _____

G. Is any portion of the project site currently being farmed?
☐ Yes. If yes, how many acres _____ or square feet _____?
☒ No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

- CANANDAIGUA NATIONAL BANK & TRUST 72 S. MAIN STREET CANANDAIGUA NY 14424
- TOWN OF CANANDAIGUA 5440 ROUTE 5 & 20 CANANDAIGUA NY 14424
- CANANDAIGUA NATIONAL BANK & TRUST 72 S. MAIN STREET CANANDAIGUA NY 14424

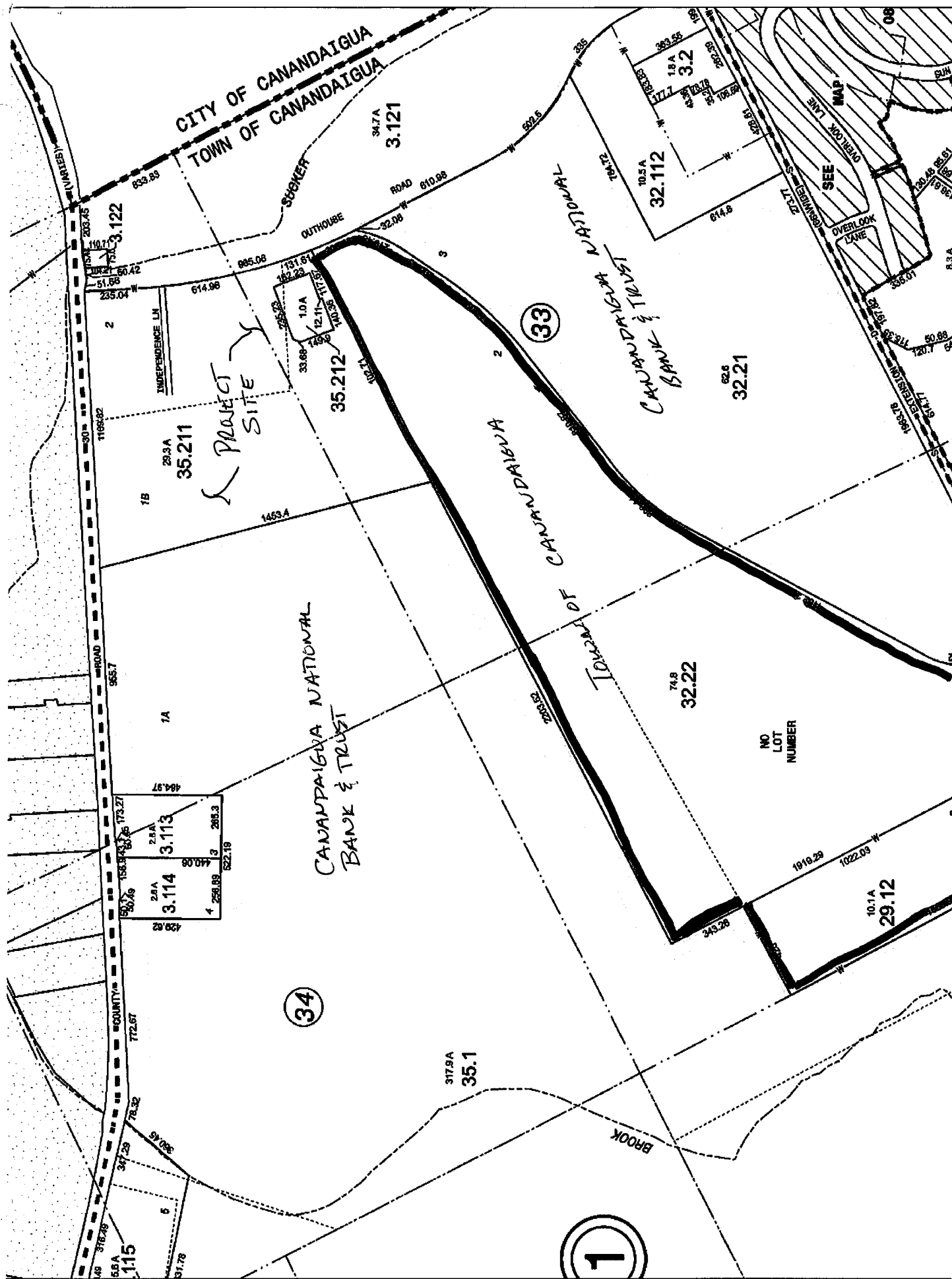
I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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**FARM NOTE**

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

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GARY SMITH - PROJECT MANAGER PARROW ENGINEERING 7/26/2016
Name and Title of Person Completing Form Date



July 27, 2016

PARRONE
engineering

ROCKSOLID

Mr Doug Finch
Director of Development
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424

THE PIANO WORKS
349 W. COMMERCIAL STREET
SUITE 3200
EAST ROCHESTER, NY 14445
T 585.586.0200
F 585.586.6752
WWW.PARRONEENG.COM

RE: Final Site Plan approval for Happiness House
Apartments Phase 3

Dear Doug:

On behalf of our client, Fingerlakes United Cerebral Palsy Inc. we are requesting to be placed on the next available Planning Board agenda for site plan approval for Phase 3 of the Happiness House Apartment project located at 5415 County Road 30. Phase 2 of this project was built in the fall of 2013 and this project received a modification to the original overall approval on May 24, 2016. Phase 3 consists of the construction of an eight unit apartment building and a 22 unit apartment building with associated parking, roadway and utilities. This project is to be constructed on the extension of Happiness House Boulevard, which is a private road. Attached we are submitting:

- One copy of the completed and signed Planning Board application, Agricultural Data Statement, Short Form EAF and signed Two-Stage Final Site Plan checklist
- One copy of the plan set for the proposed site
- A check for \$550 for the application fee

If you should have any questions or need any further information, please contact our office.

Respectfully Submitted,



Gary Smith
PARRONE ENGINEERING

CC: Terrie Meyn, Fingerlakes United Cerebral Palsy Inc.
Tim Zigarowitz, SWBR Architects

TOWN OF CANANDAIGUA		F O R R E V I E W
DEVELOPMENT OFFICE		
R E C E I V E D	AUG 12 2016	