

Town of Canandaigua

5440 Route 5 & 20
Canandaigua, NY 14424
Phone: (585) 394-1120 / Fax: (585) 394-9476
www.townofcanandaigua.org

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE

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TEAR DOWN / REBUILD HOUSE PERMIT APPLICATION

1. **Subject Property** Address: 3394 + 3396 Fallbrook PK.
Subject Property Tax Map Number: 98.11-1-39.0 + 40.0 Zoning District: RLD
Lot Size (in square feet or acres): _____
2. Name and Address of **Property Owner**: Russell H + Amy S. Brandon
8191 Pinestone Ct. Williamsville NY
Telephone Number / E-mail Address: _____ 14221
3. Name and Address of **Applicant** if not property owner: Venezia + assocs
Erin Joyce PE (project contact) 5120 Laura Ln, Cdga 14421
Telephone Number / E-mail Address: 585-396-3267

EXISTING STRUCTURE INFORMATION	TO BE REMOVED	SQUARE FOOTAGE
Principal Building (Total Living Space -- all floors) <u>3394</u> <u>3396</u>	☒ YES / NO	<u>2870 s.f.</u> <u>1277 s.f.</u>
Attached / Detached Garage <u>3394</u> <u>DETACHED GAR - 3396</u>	☒ YES / NO	<u>651 s.f.</u> <u>735 s.f.</u>
Attached Decks / Porches <u>3394</u> <u>3396</u>	☒ YES / NO	<u>20 s.f.</u> <u>N/A</u>
Accessory Buildings / Structures (storage sheds, agricultural buildings, pole barns, pool decks, etc.): <u>N/A</u>	YES / NO YES / NO YES / NO	<u>N/A</u>
TOTAL SQUARE FOOTAGE OF ALL EXISTING STRUCTURES:		<u>5603 s.f.</u>

5. New construction in excess of 1,000 square feet, the property owner shall submit a One-Stage Site Plan prepared by a NYS licensed professional engineer and/or surveyor in accordance with Section 220-69-C and 220-70-B (see Town website for Planning Board application).

New construction 1,000 square feet or less, the property owner shall submit a Sketch Site Plan in accordance with Chapter 220 Section 220-66 (see Town website for Sketch Plan checklist).

Will this structure be built within:

- 100 ft of the bed of a stream carrying water on an average 6 months of the year? Yes ☒ No ☐
- 100 ft of a NYS DEC wetland? Yes ☒ No ☐
- Close proximity to a federal wetland? Yes ☐ No ☐ (If yes, setback to wetland? ___ ft)
- Steep slopes equal to or greater than 15%? Yes ☒ No ☐
- A wooded area greater than 5 acres? Yes ☒ No ☐

Canandaigua Lake

6.

NEW STRUCTURE INFORMATION	SQUARE FOOTAGE
1. What is the square footage of the 1 st Floor?	3311 s.f.
2. What is the square footage of the 2 nd Floor?	2738 s.f.
3. What square footage of the Garage?	924 s.f.
4. What square footage of the Finished Basement?	N/A
5. What square footage of the Deck(s)?	N/A
6. What square footage of the Porch(es)?	821 s.f.
7. What square footage of any Accessory Structure(s)?	N/A
8. What is the total square footage of items 1 – 7 above?	7794 s.f.

7.

Dimensional Description	Applicant to Complete		Development Office Staff to Complete	
	EXISTING Structure	NEW Structure	Required By Code	Variance Required
Distance from the road right-of-way 3394 3396	20'	8.21'		
Distance from rear property line 3394 3396	34.47'	30'		
Distance from right side property line 3394 3396	5.08'	13'		
Distance from left side property line 3394 3396	11'	26.37'		
Height of New Structure (measured from the average finished grade to highest peak)		27'		
Percentage Building Coverage (All existing and proposed structures) 3394 3396	43.9%	27.6%		
Percentage Lot Coverage (impervious/pervious structures and surfaces) 3394 3396	59.6%	38%		
<u>RLD ZONING DISTRICT ONLY</u> 3396	19.7%			

8. Earthwork:

Cubic yards (CY) to be excavated: _____
length (ft) x width (ft) x depth (ft) divided by 27 = CY

Square feet (SF) of area to be disturbed: _____
(length (ft) x width (ft) = SF

9. Utility Information:

Water Information:

Public

Private Well

If a private well will serve the subject property, owner must provide a copy of New York State Certification from well digger before permit can be issued.

Sewer Information:

Public

Private Onsite Wastewater Treatment System

If a private onsite wastewater treatment system serves the principal structure and the proposed expansion of the principal structure will increase hydraulic loading (i.e. an additional bedroom), the existing system will be required to be evaluated and any necessary expansions of the system shall be designed by a NYS licensed professional engineer.

10. CONTRACTOR INFORMATION:

General Contractor: T.B.D.

Address: _____

Telephone / E-mail: _____

Contractor Insurance Certificates Required:

C-105.2 or U-26.3 Worker Compensation and DB-120.1 Disability or CE-200 / BP-1

11. Project Cost (Including Labor) exceeds \$10,000?

YES

NO

IDENTIFICATION OF POTENTIAL CONFLICTS OF INTEREST

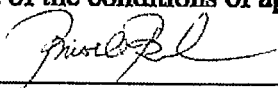
(Required by NYS General Municipal Law § 809)

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.

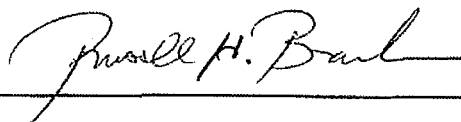
Please note that the **Property Owner** is responsible for all consultant fees during the review of this application including legal, engineering, or other outside consultants. Applications submitted to the Town of Canandaigua Planning Board will normally receive chargeback fees of at least five hours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


(property owner)


(property owner)

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 Zoning Law, the New York State Uniform Fire Prevention and Building Code, approvals/conditions described in the ZBA / PB decision sheet, and the plans and specifications annexed hereto.

Owner's Signature: _____



Date: 6/27/17

PERMIT CANNOT BE ISSUED WITHOUT PROPERTY OWNER SIGNATURE

Please **DO NOT** send payment with this application.
Payment shall not be made until the fee is determined & the permit is issued.