

Town of Canandaigua

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

RE E I V E	TOWN OF CANANDAIGUA DEVELOPMENT OFFICE	FOR R E V I E W
	AUG 12 2020	

PLANNING BOARD APPLICATION SINGLE-STAGE REVIEW SUBDIVISION APPROVAL

CPN #: 20-059

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

1. Name and address of the property owner: Venezia Group LLC
5120 Laura Lane Cldga 14424
Telephone Number of property owner: 585-396-3267 cell 314-6313
Fax # n/a E-Mail Address: rocco@veneziasurvey.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: Venezia Group LLC

Telephone Number of Applicant: _____

Fax # _____ E-Mail Address: _____

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

3. Subject Property Address: Lakebreeze Way Lot 49 + Lot 48
Nearest Road Intersection: West Ridge Run
Tax Map Number: 97.04-2-48 # 3634 Zoning District: R-130
97.04-2-49 # 3632 281 Clustered

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

- 187.45 private dr.
6. Description of subject parcel to be subdivided: Size: 2.724 acres. Road Frontage: 147.70 ft on Lakebreeze Wy.
7. Number of proposed parcels (including subject parcel to be subdivided): 2
8. Size of all proposed parcels and road frontage for each lot (including remaining lands):

Lot #	Proposed Size	Proposed Road Frontage
Lot 49 ¹	1.361 Ac.	110.00 private dr.
Lot 48 ²	1.363 Ac	77.45 private dr + 147.70 Lakebreeze Wy.
3		
4		
5		

9. What public improvements are available? ☒ Public Sewer ☒ Public Water ☒ Public Roads
10. Describe the current use of the property:
Vacant residential
11. Describe the proposed use of the property and nature of the proposed subdivision:
2 residential lots
12. Is any portion of the property subject to a purchase and sale contract, option, right of first refusal, development rights agreement, lien or other encumbrance that may benefit any party other than the applicant? YES NO

If yes, then please set forth the name, address, and interest of any such party including a copy of the documents which create the potential beneficial interest.

IDENTIFICATION OF POTENTIAL CONFLICTS OF INTEREST

(Required by NYS General Municipal Law § 809)

- 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
- 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
- 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
- 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:

Patricia Venezia ECB

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.

Venezia Group
(property owner)

(property owner)

I hereby grant my designee permission to represent me during the application process.

[Signature]
(Signature of Property Owner)

8/5/2020
(Date)