

# Town of Canandaigua

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

## PLANNING BOARD APPLICATION FINAL SUBDIVISION APPROVAL

CPN#: \_\_\_\_\_

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 Canandaigua 14424

Telephone Number of property owner: 585-396-3267

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*: \_\_\_\_\_

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: Lake Breeze Way

Nearest Road Intersection: West Ridge Run

Tax Map Number: 97.04-2-101

Zoning District: 281 Cluster

97.04-2-49, -48, 56, 57

4. Has any information changed from what was provided on the Preliminary Plat application?

☐ Yes ☒ No

If yes, what has changed? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(continued on back)

5. Description of subject parcel to be subdivided: Size: 10.839 acres Road Frontage: \_\_\_\_\_ ft

6. Number of proposed parcels (including subject parcel to be subdivided): 5

7. Size of all proposed parcels and road frontage for each lot (including remaining lands):

Lot #	Proposed Size	Proposed Road Frontage
1	6.322 Ac	431.08'
# 2 49	26,734 SF	90.00
# 3 48	42,544 SF	190' +1-
# 4 56	1.223 Ac	140.86'
# 5 57	1.397 Ac	187' +1-

8. What public improvements are available? ☒ Public Sewer ☒ Public Water ☒ Public Roads

9. Describe the current use of the property:

Vacant residential

10. Describe the proposed use of the property and nature of the proposed subdivision:

Proposed use is residential

11. 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.

---


---

---

---

*The applicant / property owner is on notice that their personal/bank check submitted to the Town to meet the landscaping/soil erosion bond(s) requirement(s) as noted in the Planning Board decision sheet will be deposited into a Town bank account.*

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

  
(Signature of Property Owner)

10/31/19  
(Date)

**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)



# Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

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

## FINAL SUBDIVISION CHECKLIST - PHASED PROJECTS

Applicant Name: Veneria Group

Applicant Address: 5120 Laura Lane Canandaigua 14424

Applicant Phone Number: 585-396-3267

Subject Property(ies) Address(es): Lakebreeze Way

Subject Property(ies) Tax Map # and Zoning District: 281 Clustered 97.04-2-101, -49,

A. What is the size (in acres or square footage) of parcel(s) to be subdivided? 10.839 -48, -56, -57

B. What are the exact sizes of all proposed parcels (in acres and/or square footage)?

1. 6.322 Ac 2. 26,734 SF Lot 49 3. 42,544 SF Lot 48 4. 1.223 Ac Lot 56 1.397 Ac Lot 57

C. What is the exact road frontage for each proposed parcel?

1. 431.08 2. 90.00 3. 190'4" 4. 140.86 187'4"

Chapter 174 Section 174-14 (Final Plat Checklist)	Shown on Plat by Applicant	Initial PRC Review	PRC Follow Up Review
A. The final subdivision plat shall be clearly marked as final and shall show thereon or be accompanied by:			
(1) All information provided on the approved preliminary plat as well as any improvements, modifications and additional information required as part of the preliminary approval;	✓		
(2) The names of developments and proposed streets. 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.	✓		
(3) which have first been approved by the Planning Board and Ontario County 911 Center;	✓		
(4) Detailed sizing and final material specification of all required improvements;	✓		
(5) Permanent reference monuments as required by any proper authority;	✓		
(6) 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		
(7) Copies of other proposed easements deed restrictions and other encumbrances.	n/a		

Chapter 174 Section 174-14 (Final Plat Checklist)	Shown on Plat by Applicant	Initial PRC Review	PRC Follow Up Review
(8) Protective covenants, if any, in a form acceptable for recording;	n/a		
(9) 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. Refer to § 174-32 of this Chapter;			
(10) 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 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.			

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



Signature of Applicant

10/31/19

Date