



Copy to
Dave Wink

Zoning & Subdivision
Referral Cover Sheet

Planning Board

Municipality and Referring Agency Town of Canandaigua - Planning/Zoning Board

Referring Official (name & address) Amanda Catalfamo, Development Office

5440 Routes 5 & 20, Canandaigua, NY 14424

Email acatalfamo@townofcanandaigua.org

Applicant (name & address) Marathon Engineering

39 Cascade Drive, Rochester, NY 14614

Email dmoon@marathoneng.com

Property Owner (name & address) Edward & Patricia Brewer

4727 County Road 16, Canandaigua, NY 14424

Email _____

Other Agent or Representative (Attorney, Architect, etc) (name & address) _____

Email _____

Property Information:

Tax Map Parcel #'s 4727 County Road 16 (TM#140.11-1-30.000) Zoning RLD

Public or Private Sewer _____ Water _____ Drainage _____

Application Type

Area Variance ☒

Use Variance ☐

Special Use Permit ☐

Site Plan Approval ☒

Minor Subdivision ☐

Major Subdivision ☐

Text Amendment ☐

Map Amendment ☐

Sections of Local Code (s) that apply to this application

Certification: *With the following signature I certify that this application provides a complete description of the proposed local action and is a "complete application" pursuant to the Ontario CPB Bylaws and NYS General Municipal Law Article 12b, Section 239-m, part e.*

Amanda Catalfamo 12/22/15, Referring Official



Provision of required information is the responsibility of the applicant and referring agency. Failure to provide such information may result in a significant delay in processing.

Town of Canandaigua

REFERRAL CHECKLIST

Applicant / Owner: Marathon Eng. for Brewer CPN #: 114, 115-15
Project Address: 4727 County Rd. 16 Tax Map #: 140.11-1-30.000

Water:

- ☒ George Barden, Watershed Inspector
- ☒ Kevin Olvany, Cdga Lake Watershed Council
- ☐ Tad Gerace, OC Soil & Water Conservation Dist.
- ☐ Ken Potter, Cdga-Hopewell Water Superintendent

Sewer:

- ☒ John Berry, Cdga Lake County Sewer District
- ☒ William Wright, Ontario County DPW
- ☐ David DeGear, Cdga-Farm Water/Sewer District
- ☐ James Sprague, City Public Works
- ☐ Greg Trost, NYS DOT

Town of Canandaigua:

- ☒ Ray Henry, Town Historian
- ☒ Town Environmental Conservation Board
- ☒ James Fletcher, Town Highway Superintendent
- ☒ Greg Hotaling, MRB Group PC
- ☐ Dennis Brewer, Parks & Recreation
- ☒ Ontario County Planning Board
- ☒ Ontario County Ag Review Board

Utilities:

- ☐ Geoff Brennessel, NYSEG
- ☐ Wayne Dunton, RG&E

Fire:

- ☐ Mark Marentette, Chief, City Fire Dept.
- ☒ Michael Miller, Chief Cheshire Fire Dept.
- ☐ Joe Stoltz, Chief, Bristol Fire Dept.
- ☐ Derrick Legters, Chief, East Bloomfield Fire Dept.

Environmental:

- ☒ Harold Keppner, Army Corps of Engineers
- ☒ Benjamin Groth, Regional Director, NYS DEC

Q3 Flood

Other:

- ☐ Sheryl Robbins, PE, NYS Dept. of Health
- ☒ Carleen Pierce, Canandaigua City School District
- ☐ Nancy Kellogg, Ontario County 9-1-1 Center
- ☐ Neighboring Municipality: _____

Water District: _____

Sewer District: _____

Drainage District: _____

Fire District: _____

Other: _____

Send PDF
to
Nadler

Date of referral mailing: _____

[Signature] 12/11/15

Director of Development

[Signature]
Office Specialist I

Town of Canandaigua

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

Established 1789

PLANNING REVIEW COMMITTEE (PRC) Meeting Notes of December 14, 2015

TO: MARATHON ENGINEERING FOR BREWER
FROM: AMANDA CATALFAMO, DEVELOPMENT OFFICE
FAX #: VIA EMAIL – DMOON@MARATHONENG.COM
DATE: TUESDAY, DECEMBER 15, 2015

All applicants are hereby given notice that the following report provides positive input to keep the application process moving forward.

Please be aware that failure to submit the requested information by the deadline listed below will likely result in your application being deemed incomplete. Incomplete applications are not placed on any agenda and will not be referred to outside agencies for review.

Marathon Engineering representing Edward and Patricia Brewer (CPN-114-15 and CPN-115-15) (Area Variances and One-stage Site Plan) (4727 County Road 16 / TM #140.11-1-30.000)

Project Information:

1. The applicant is seeking area variances (height, building coverage, lot coverage, setback to the road, and setback to the lake variances) and One-stage Site Plan approval for the tear down and rebuild of a single-family dwelling and a garage in the RLD zoning district.
2. State Environmental Quality Review (SEQR)—Type II action.
3. A referral to the Ontario County Planning Board is required.
4. The PRC will forward a copy of the application and supporting documentation to the following agencies for their review and recommendation:
 - George Barden, Watershed Inspector
 - Kevin Olvany, Canandaigua Lake Watershed Council
 - John Berry, Canandaigua Lake County Sewer District
 - William Wright, Ontario County Department of Public Works
 - Ray Henry, Canandaigua Town Historian
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway Superintendent
 - Greg Hotaling, MRB Group P.C.
 - Ontario County Planning Board
 - Ontario County Agricultural Review Board
 - Mark Miller, Chief, Cheshire Fire Department
 - Harold Keppner, U.S. Army Corps of Engineers
 - Benjamin Groth, Regional Director, New York State DEC

The applicant shall submit the following requested information to the Town Development Office prior to 4:00 p.m. on **FRIDAY, DECEMBER 18, 2015**, to be considered for the January 19, 2016 Zoning Board of Appeals agenda and the January 26, 2016 Planning Board agenda:

1. See One-Stage Review (Preliminary / Final) Site Plan Checklist— All items with an “O” demarcates an open circle and must be addressed prior to the application being further processed. This includes the information listed below.
2. The applicant shall submit 22 copies of the revised one-stage site plan. The applicant shall also submit a PDF copy of the plans and the Zoning Variance Report via email to Amanda Catalfamo at acatalfamo@townofcanandaigua.org.

Existing Conditions:

1. Provide existing land cover (i.e., existing landscaping and/or tree masses and other significant land cover, land exceeding a slope of 10%.
2. Provide FEMA Special Flood Hazard Zone boundaries and designations, including the Flood Hazard Zone, Community Map Parcel Number and the effective date of the Flood Insurance Mapping as shown.
3. Provide the width, location and sight distances for all private driveways.

Proposed Conditions:

1. Provide clarification that the leach line is a minimum of 10 feet from the proposed garage.
2. Provide 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.
3. Provide existing and proposed contours at vertical intervals of no more than five feet. Clarify a figure of 464 feet that is shown on the plan (incorrect?).
4. Provide the proposed building setback from each property line and other buildings on the same lot.
5. Provide the 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). (Removed and separate landscaping.)
6. Provide limits of pavement and parking areas (tie-offs).
7. Provide location and size of all proposed water mains, laterals, hydrants, meters and valves (material?).
8. Provide proposed vegetative land cover and landscaping (separate).

Information for the Applicant:

1. The applicant will receive a copy of the Planning Board meeting agenda approximately 10 days prior to the meeting date. The applicant is required to be in attendance at the meeting. If the applicant cannot attend this meeting and wishes the Planning Board to act on the application in their absence, the applicant shall contact the Development Office prior to 12:00 p.m. the day of the meeting.
2. Your application will be referred to an outside consultant hired by the Town of Canandaigua (Town Engineer, Watershed Inspector, Town Attorney, etc.). The property owner will be invoiced by the Town for the reimbursement of these expenses. The property owner is on notice that they are responsible for reimbursing the Town for any/all consultant fees accrued by the Town regarding this application. This includes resolutions written by the Town Engineer for each Planning Board meeting.

3. The property owner is on notice that they have 180 days from the date the Planning Board grants One-stage Site Plan approval to submit their final site plan for the Planning Board Chairperson's signature. No permits will be used until such time as the final site plan has been signed by the Planning Board Chairperson (Chapter 220, Section 220-68-B-3).
4. The property owner is on notice that no development shall commence until the proper permits have been obtained from the Town's Development Office.

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

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

CPN #: 114-15

ZONING BOARD OF APPEALS APPLICATION

FOR: ☒ AREA VARIANCE ☐ USE VARIANCE ☐ INTERPRETATION

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

1. Name and address of the property owner: Ted Brewer, 78 Trevor Court Road, Rochester, NY 14610

Telephone Number of property owner: (585) 381-9504

Fax # E-Mail Address: enbrewer@rochester.rr.com

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

2. Name and Address of Applicant if not the property owner: SAME AS OWNER

Marathon Engineering (David Moon)

Telephone Number of Applicant: 458-7770

Fax # E-Mail Address: dmoon@marathoneng.com

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

3. Subject Property Address: 4727 West Lake Rd (Co Rd 16), Canandaigua, NY 14424

Nearest Road Intersection: 0.5 Miles south of Wells Curtis Road

Tax Map Number: 140.11-1-30 Zoning District: RLD (RESIDENTIAL LAKE)

4. Is the subject property within 500' of a State or County Road or Town Boundary? (If yes, the Town may be required to 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 – for use variance applications only.)

Please circle one:

YES

NO

(Continued on back)

6. What is your proposed new project and the variance(s) or interpretation requested?
Demolition of an existing single family home, shed, and garage, and construction of a new single family residence and detached garage. 1) Min Rear (Lake) Setback, 2) Min Front Setback (Garage),
3) Max Building Height, 4) Max Garage Height, 5) Max Building Lot Coverage, 6) Max Lot Coverage
7. With your completed application for an Area Variance, attach a tape map/survey/site plan, elevation of the proposed structure, and other documentation necessary describing the requested variance(s) illustrating why it is practically difficult for you to conform to the Zoning Law.
- All maps, surveys, or site plans shall accurately depict the property including all existing and proposed structures, setbacks, and dimensions. *All dimensions must be precise.*
8. With your completed application for a Use Variance, attach a current survey map/site plan of the subject parcel with a detailed description of the proposed use, a statement as to why you feel this use variance is necessary, and a completed Environmental Assessment Form.
9. With your completed application for an Interpretation, attach a current survey map/site plan of the subject parcel with a detailed description of the proposed use, a statement as to why you are appealing the zoning law determination, and a copy of the zoning law determination of which said appeal is requested.
10. If the variance requested is related to signs, attach a Sign Detail Sheet, a site plan, and colored renderings of the proposed signage, and any other documentation required in Article IX (Sign Regulations) of the Town of Canandaigua Zoning Law.

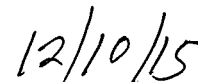
Property Owner is responsible for any consultant fees*
(Town Engineer, Town Attorney, etc.) incurred during the application process.
****See Town Clerk for current Fee Schedule***

I have examined this application and declare that it is true, correct, and complete. I understand that my application and all supporting documentation will be examined by the Zoning Board of Appeals as an integral component of deliberations.

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



(Signature of Property Owner)



(Date)

TESTS FOR GRANTING AREA VARIANCES

BE VERY SPECIFIC WHEN ANSWERING THESE QUESTIONS

"Area variance" shall mean the authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
(Town Law Section 267, subsection 1.(b)).

In deciding whether to grant an area variance, the Zoning Board of Appeals takes into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the neighborhood or community. (Town Law Section 267-b, subsection 3.(b)).

To enable the Zoning Board of Appeals to grant an area variance, the applicant must present substantial evidence concerning the following topics by providing supporting evidence for each. Attach additional sheets if necessary.

- (1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

SEE ATTACHED DOCUMENTATION FOR THE TESTS FOR GRANTING AN AREA VARIANCE FOR
EACH VARIANCE REQUESTED.

- (2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

- (3) Whether the requested area variance is substantial.

- (4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

- (5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of the area variance.

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 115-15

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: Ted Brewer, 78 Trevor Court Road, Rochester, NY 14610

Telephone Number of property owner: (585) 381-9504

Fax # _____ E-Mail Address: enbrewer@rochester.rr.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*: Marathon Engineering
39 Cascade Dr, Roch 14614 (David Moon)

Telephone Number of Applicant: 458-7770

Fax # _____ E-Mail Address: _____

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

3. Subject Property Address: 4727 West Lake Rd (Co Rd 16)

Nearest Road Intersection: Wells Curtis Road

Tax Map Number: 140.11-1-30

Zoning District: RLD - Residential Lake

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?

Demolition of an existing single family home, shed, and garage, and construction of a new single family residence and detached garage.

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.

Yes, Tear Down/Rebuild House Permit Application Included.

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.

Included in this application.

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.

Attached.

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.

N/A

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.

****See Town Clerk for current Fee Schedule***

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.

Ted Brun
(Signature of Property Owner)

12/10/15
(Date)

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: Ted Brewer

Project Address: 78 Trevor Court Road, Rochester, NY 14610

Tax Map#: 140.11-1-30

Zoning District: RLD - Residential Lake

Project Description Narrative: Demolition of an existing single family home, shed, and garage, and construction of a new single family residence, detached garage, and septic system.

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

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;	✓	✓	
(j) A signature block for the Planning Board Chairperson and others as may be required;	✓	✓	
(k) An area for general map notes;	✓	✓	
(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;	✓	✓	
(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);	✓	✓	
(2) Existing Conditions			
(a) All existing property lines, with bearings and distances including the subject (parent) parcel Tax Map numbers;	✓	✓	
(b) Area of the subject lot(s);	✓	✓	
(c) Required building setback lines on each lot;	✓	✓	
(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:	✓	✓	
[1] The length of all straight lines, radii, lengths of curves and tangent bearings for each street; and	✓		
[2] All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.	✓		
(e) The boundaries and nature of all existing easements, deed restrictions and other encumbrances;	✓	✓	
(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.	✓	✓	
(g) Existing vegetative land cover;	✓	○ - landscape	
(h) Delineation of natural features described in the NRI including;	✓	○	
[1] existing watercourses	✓	○	
[2] tree masses and other significant land cover	✓	○	
[3] land exceeding a slope of 10%	✓	○	
[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;	✓	○	
[6] other natural features identified in the NRI	✓		
(i) All existing significant man-made features including but not limited to:			
[1] buildings with property line setbacks	✓	✓	
[2] width, location, and sight distances for all private driveways	✓	○	
[3] limits of pavement and parking areas	✓	✓	

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	✓	✓	
[5] sanitary and storm sewers	✓	✓	
[6] wastewater treatment systems	✓	✓	
[7] public and private wells, water mains and fire hydrants	✓	✓	
[8] drainage features including, storm water ponds, swales, culverts, and known underground drain tiles	✓	✓	
[9] Location of all other existing utility lines and related facilities including, gas, electric and telephone.	✓	✓	
(j) Agricultural infrastructure including surface and subsurface drainage systems, and access lanes for farm equipment.	N/A		
(3) Proposed Conditions: Development			
(a) Delineation of all proposed sections or phases if any;	N/A		
(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.	✓	○	
(c) Existing and proposed contours, at vertical intervals of no more than five feet;	✓	⊗	464 incor
(d) The boundaries and nature of all proposed easements, deed restrictions and other encumbrances	N/A	—	
(e) The proposed building setback from each property line and other buildings on the same lot;	✓	○	41' rear
(f) Location and dimension of all areas to be protected as open space.	✓	—	
(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.	✓	✓	
(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).	✓	○	remove's separate landscaping
(j) Limits of pavement and parking areas of the Town Code;	✓	○	remove
(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	—	tie-offs to nowhere
(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.	N/A		
(n) Location and size of all proposed water mains, laterals, hydrants, meters, and valves;	✓	○	material?
(o) Location of any public or private wells	✓	—	
(p) Location, size and invert elevations of all proposed sanitary and storm sewers and location of all manholes inlets and culverts;	✓	—	
(q) Location, size and design of proposed on site wastewater treatment systems;	✓	✓	
(r) Location of all other proposed utility lines and related facilities including, gas, electric and telephone;	✓	✓	
(s) Proposed vegetative land cover and landscaping;	✓	○	separate
(t) Outdoor lighting;	N/A	—	
(u) Location and design of all signs	N/A	—	
(v) A description of all approvals required from outside agencies.	✓	—	
(w) Schedule for development including a detailed sequence of construction and estimated dates for start and completion.	✓	✓	
(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			

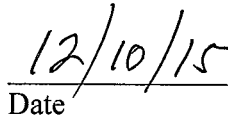
Final Site Plan Requirements – Chapter 220 Section 220-70	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
A. Site plan size and legibility.			
(1) Final site plans shall be on sheets no smaller than 8 1/2 inches by 11 inches and not larger than 24 inches by 36 inches. Where necessary, final site plans may be drawn in two or more sections accompanied by a key diagram showing relative location of the sections.	✓		
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;	✓		
(2) The names of developments and proposed streets which have first been approved by the Planning Board and Ontario County 911 Center;	N/A		
(2) Detailed sizing and final material specification of all required improvements;	✓		
(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;	N/A		
(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";			
(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.			

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

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

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

AGRICULTURAL DATA STATEMENT

CPN #: _____

In accordance with NYS Town Law § 283-a, the Town of Canandaigua will use the following information to evaluate possible impacts that would occur on property within an agricultural district containing a farm operation or on property with boundaries within 500 feet of a farm operation.

A. Name and Address of Property Owner: Ted Brewer, 78 Trevor Court Road, Rochester NY 14610

B. Name and Address of Applicant: Same as Owner

C. Description of the proposed project: Demolition of existing single family home, and construction of new single family home and associated site improvements including detached garage and new septic system.

D. Project Location: 4727 W Lake Rd (Co Rd 16), Canandaigua NY 14424

E. Tax Map #: 140.11-1-30

F. Is any portion of the subject property currently being farmed? Yes ✓ No

G. List the name and address of any land owner within the agricultural district that the land contains farm operations and is located within 500 feet of the boundary of the property upon which the project is proposed.

Name / Address

1. Agricultural District 1 Property Info: 4750 County Rd 16 (Tax ID: 140.0-1-10.000)

☒ Owner's Info: Glenn and David Warner, 5810 Goodale Rd, Canandaigua NY 14424

☒ _____

H. Attach a tax map or other map showing the site of the proposed project relative to the location of farm operations identified in this Agricultural Data Statement.

FOR TOWN USE ONLY

Circle Type of Application:

Special Use Permit

Site Plan Approval

Subdivision

Use Variance

Circle Review Authority:

Zoning Board of Appeals

Planning Board

Town Board

Notice Provision:

Date when written notice of the application described in Part I was provided to the land owners identified in the Agricultural Data Statement.

Date referral sent to the Ontario County Planning Department:

Name of Official Completing Form

Date

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: 12/09/2015

Zoning District: RLD - Residential Lake

Property Owner Name and Address: Ted Brewer, 78 Trevor Court Road, Rochester, NY 14610

Telephone / Fax # (585) 381-9504

E-mail address: enbrewer@rochester.rr.com

Site Location: 4727 West Lake Rd (Co Rd 16), Canandaigua, NY 14424

Size of Site (Acres/ Sq.Ft.): 0.531 AC Tax Map Number 140.11-1-30

Description of proposed activity: Demolition of an existing single family home, shed, and garage, and construction of a new single family residence and detached garage.

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.	✓		
2. Existing features including structures, roads, water courses, utility lines, etc. on the subject parcel and on adjacent parcels where appropriate.	✓		
3. Existing vegetative cover including wooded areas, grass, brush, or other on the subject parcel and on adjacent properties where appropriate.	✓		
4. Limits or extent of excavation, filling, and/or grading proposed to be undertaken.	✓		
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.	✓		
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.	✓		
7. The location of proposed roads, driveways, sidewalks, structures, utilities and other improvements.	✓		
8. Final contours of the site in intervals adequate to depict slopes and drainage details on the site.	✓		

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: Construction begin/end dates: Fall of 2016	Fall 2016		
a. When major phases of the proposed project are to be initiated and completed;	Fall 2016		
b. When major site preparation activities are to be initiated and completed;	Fall 2016		
c. When the installation of temporary and permanent vegetation and drainage, erosion and sediment control facilities is to be completed; and	Fall 2016		
d. The anticipated duration (in days) of exposure of all major areas of site preparation before the installation of erosion and sediment control measures.	<1 day		
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 %): <u>Majority is 2% average or less. Driveway area = 10%± appx.</u>	✓		
11. How much area (in square feet) and/or volume (in cubic yards) will be disturbed? <u>15,000 SF± of disturbance.</u>	✓		
12. Does the subject property drain offsite? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, where does it drain to and how will it affect offsite properties? <u>The property currently drains to Canandaigua lake via sheet flow, and existing swales on the east & west property lines.</u>	✓		
13. How will erosion be controlled on site to protect catch basins from silt? <u>No proposed catch basins. Perimeter silt fence is provided to prevent sediment from leaving site.</u>	✓		
14. If sedimentation basins are proposed, where will they overflow to if they become clogged? Describe: <u>N/A - not required</u>	N/A		
15. Is there any offsite drainage to subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, where does the drainage come from? <u>A portion of County Road 16</u>	✓		

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? <u>Perimeter silt fence is proposed.</u> _____ _____ _____	✓		
17. How will any adjacent roadside ditches or culverts be protected during construction? <u>N/A</u> _____ _____ _____	N/A		
18. Has the appropriate highway superintendent been contacted? Yes <input checked="" type="checkbox"/> No Name of the person contacted and date contacted: _____			
20. Is existing vegetation proposed to be removed? <input checked="" type="checkbox"/> Yes No (If yes, the vegetation to be removed must be identified on the plan.)	✓		
21. Will any temporary seeding be used to cover disturbed areas? <input checked="" type="checkbox"/> Yes No If yes, a note shall be added to the plans.	✓		
22. What plans are there for permanent revegetation? Describe: <u>Seed and restore disturbed areas as lawn. The lot has existing tree coverage to remain, and significant landscaping improvements made recently to the property (past 2-3 years).</u> _____			
23. How long will project take to complete? <u>6-8 weeks, appx.</u> _____			
24. What is the cost estimate to install and maintain erosion and sedimentation control facilities before, during, and after construction? <u>\$1,200</u> _____			

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

Form prepared by: David Moon (Marathon Engineering as agent)

Date: 12/09/2015

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: Ted Brun

Date: 12/10/15

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 Route 5 & 20

Canandaigua, NY 14424

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

www.townofcanandaigua.org

TEAR DOWN / REBUILD HOUSE PERMIT APPLICATION

1. Name and Address of Property Owner: Ted Brewer, 78 Trevor Court Road, Rochester, NY 14610

Telephone Number/E-mail Address: (585) 381-9504 enbrewer@rochester.rr.com

2. Name and Address of Applicant *if not property owner*:

Same as Owner

Telephone Number/E-mail Address: _____

3. Subject Property Address: 4727 West Lake Rd (Co Rd 16), Canandaigua, NY 14424

Subject Property Tax Map Number: 140.11-1-30

Zoning District: RLD (RESIDENTIAL LAKE

Lot Size (in square feet or acres): 0.531 AC

4. Existing Building Information:

EXISTING STRUCTURES	TO BE REMOVED	SQUARE FOOTAGE
Principal Building (Total Living Space -- all floors)	<input checked="" type="checkbox"/> YES / NO	2700
Attached / Detached Garage	<input checked="" type="checkbox"/> YES / NO	716 (DETACHED)
Attached Decks / Porches	<input checked="" type="checkbox"/> YES / NO	342
Accessory Buildings / Structures (storage sheds, agricultural buildings, pole barns, pool decks, etc.): _____ _____ _____	<input checked="" type="checkbox"/> YES / NO YES / NO YES / NO	132 (SHED) _____ _____
TOTAL SQUARE FOOTAGE OF ALL EXISTING STRUCTURES:		3722*

*NOT SAME AS BUILDING FOOTPRINT; INCLUDES SECOND STORY LIVING SPACE

DIMENSIONAL DESCRIPTION	APPLICANT TO COMPLETE
	Distance From Property Lines To Existing Dwelling / Accessory Structures
From Road Right-of-Way	81± FT
From Rear Property Line	41 FT
From Right Side Property Line	32± FT
From Left Side Property Line	26± FT
Height of House (measured from the average finished grade to the highest peak)	23 FT
Existing Percentage Building Coverage (calculated by the total square footage of the footprint of all existing and proposed structures divided by the lot size)	12%

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

6. Proposed Building Information:

Square Footage of the 1 st Floor	2208
Square Footage of the 2 nd Floor	2070
Square Footage of the Garage	634 (ATTACHED)
Square Footage of the Finished Basement	N/A
Square Footage of the Deck(s)	182 (BALCONIES)
Square Footage of the Porch(s)	776
Square Footage of Accessory Structure(s)	848 (DETACHED GARAGE)
Total Square Footage of All New Structures	6718*

*NOT SAME AS BUILDING FOOTPRINT; INCLUDES SECOND STORY LIVING SPACE

Dimensional Description	Applicant to Complete	Development Office Staff to Complete	
		Required By Code	Variance Required
Distance from the road right-of-way	79'	60' MIN	NO
Distance from rear property line	41'	60' MIN	19'
Distance from right side property line	20'±	12' MIN	NO
Distance from left side property line	12' MIN	12' MIN	NO
Height of Structure(s) (measured from the average finished grade to highest peak)	29'	25'	4'
Percentage Building Coverage (calculated by the total square footage of the footprint of all existing and proposed structures divided by the lot size)	19%	15%	4%

7. Earthwork:

Cubic yards (CY) to be excavated: _____ Square feet (SF) of area to be disturbed: $\frac{15,000 \pm \text{SF}}{(\text{length (ft)} \times \text{width (ft)})} = \text{SF}$
 (length (ft) x width (ft) x depth (ft) divided by 27) = CY

8. 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.

9. CONTRACTOR INFORMATION:

General Contractor: TBD

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

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: Ted Brun Date: 12/10/15

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.

FOR OFFICE USE ONLY

Application requires further review by Planning Board
and / or Zoning Board of Appeals.

Yes

No

Reviewed by _____

Date _____

Flood Zone _____ FEMA Panel # _____ Floodplain Development Permit Required? Yes / No

Within environmentally sensitive, open, deed restricted or conservation easement area? Yes / No

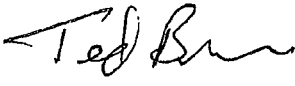
Code Enforcement Officer _____

Date _____

Permit Issued	Permit Number	Fee
Building Permit		
Soil Erosion Permit		
Recreation Fee		
Demolition Permit Fee		
Total Permit Fee	(non-refundable)	

Town of Canandaigua
DEMOLITION PERMIT APPLICATION

1. Name and Address of Property Owner: Ted Brewer, 78 Trevor Court Road, Rochester, NY 14610
2. Telephone Number/ E-mail of Property Owner: (585) 381-9504 enbrewer@rochester.rr.com
3. Subject Property Address, Tax Map Number, and Zoning District: Tax ID: 140.11-1-30
Address: 4727 West Lake Rd (Co Rd 16), Canandaigua, NY 14424 Zoned: RLD (Residential Lake)
4. Is subject parcel residential or commercial property: Residential
5. Are there any hazardous materials on site? YES / ☒ NO If yes, how will they be removed? _____
6. Please explain demolition project and procedure: Demolition of an existing single family home, shed, and garage.
Materials will be hauled off-site and disposed of in a legal manner.
7. Will there be any open burning? YES / ☒ NO If yes, please explain: _____
8. How will the debris be removed? Debris will be trucked off site and disposed of in a legal manner.
9. Is this structure historically significant? YES / ☒ NO Has the Town Historian been contacted? YES / ☒ NO
- The property owner represents and agrees as a condition to the issuance of this permit to completely clean up the site and restore it to original condition.

Signature of Owner: 

Date: _____

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

Contractor Name and Address: TBD

Contractor Telephone Number/E-mail address: _____

Contractor Insurance Certificates Required: C-105.2 / U-26.3 and DB-120.1 or CE-200 / BP-1

Insurance shall provide coverage for demolition activity.

Permit # _____

Issue Date _____

Code Enforcement Officer

Expiration Date _____

Town of Canandaigua

APPLICATION #: _____

PAGE 1 OF 4

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign)

1. No work may start until a permit is issued. This includes grading.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit is invalid if no work is commenced within six months of issuance, and expires 2 years from date of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
7. Applicant hereby gives consent to the Local Floodplain Administrator or his/her representative to make reasonable inspections required to verify compliance.

I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

APPLICANT'S SIGNATURE: Ted Brewer DATE: 12/10/15

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT)

Applicant: Ted Brewer

Address: 78 Trevor Court Road

City, State, Zip Code: Rochester, NY 14610 Telephone #: (585) 381-9504

Builder: TBD

Address: _____

City, State, Zip Code: _____ Telephone #: _____

Engineer: Marathon Engineering

Address: 39 Cascade Drive

City, State, Zip Code: Rochester NY, 14614 Telephone #: (585)-458-7770

PROJECT LOCATION:

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well-known landmark. A map attached to this application, and a sketch showing the project layout would be helpful.

Project Address: 4727 West Lake Rd (Co Rd 16), Canandaigua, NY 14424.

Tax Map ID: 140.11-1-30

Located approximately 0.5 miles south of intersection of Wells Curtis Road.

Town of Canandaigua
Accessory Structure Permit Application
(Storage Shed, Detached Garage, Non-Agricultural Barn, Pole Barn, etc.)

RECEIVED TOWN OF CANANDAIGUA DEVELOPMENT OFFICE <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> DEC 18 2015 </div>	FOR REVIEW
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------

Accessory Structures (Storage Sheds, Pole Barns, etc) SHALL Be Located in the Rear Yard Only.
Detached Garages May Be Located In the Side or Rear Yard.

1. **Subject Property** Address: 4727 West Lake Rd (Co Rd 16), Canandaigua, NY 14424
 Subject Property Tax Map Number: 140.11-1-30 Zoning District: RLD (Residential Lake)
 Lot Size (in square feet or acres): 0.531 AC
2. Name and Address of **Property Owner**: Ted Brewer, 78 Trevor Court Road, Rochester NY 14610
 Telephone Number / E-mail Address: (585) 381-9504 enbrewer@rochester.rr.com
3. Name and Address of **Applicant** if not property owner: SAME
 Telephone Number / E-mail Address: SAME

EXISTING STRUCTURE(S) INFORMATION	SQUARE FOOTAGE
Principal Building: Total Living Space (all floors)	2700
Attached Garage	N/A
Attached Decks / Porches	342
Accessory Buildings / Structures (storage sheds, agricultural buildings, pole barns, pool decks, etc.):	132 (SHED) 716 (DETACHED GARAGE)
Total Square Footage of all Existing Structure(s)	3722*

*NOT SAME AS BUILDING FOOTPRINT; INCLUDES SECOND STORY LIVING SPACE.

NEW STRUCTURE INFORMATION	
What is the proposed new project?	Proposed detached garage (848 Sq.Ft. in size)
What is the square footage of the proposed storage shed?	
What is the square footage of the proposed detached garage?	848 Sq.Ft.
What is the square footage of the proposed pole barn?	
Other?	sq. ft.
What is the total square footage of this proposed project?	848 Sq.Ft. for the Accessory Structure

4. Will there be any demolition / removal / relocation of any existing structure(s)?
If yes, a demolition permit may be required.

Yes

No

5. Minimum Submission Requirements (§220-99-C):

- (1) All applications made to the Town for new uses or development to be reviewed for compliance with this chapter shall contain at a minimum:
- (a) Completed application form(s) signed by the applicant.
 - (b) A sketch plan in compliance with requirements of section Town Code § 220-66.
 - (c) Plans for development in excess of 1,000 square feet shall be prepared by a New York State licensed professional engineer and/or surveyor.
 - (d) Additional information as may be required by the Zoning Officer or Code Enforcement Officer.
- (2) For administrative reviews to be completed by staff only, these minimum submission requirements may be waived or modified by the Zoning Officer or CEO as appropriate.

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**

Dimensional Description	Applicant to Complete	Development Office Staff to Complete	
		Required By Code	Variance Required
	To New Structure		
Distance from the road right-of-way	43 FT	60 ft	Yes, relief of 17ft requested
Distance from rear property line	155+ FT	60 FT	NO
Distance from right side property line	22.7 FT	12 FT	NO
Distance from left side property line	36.1 FT	12 FT	NO
Height of Accessory Structure (measured from the average finished grade to highest peak)	19.5 FT	16 FT	Yes, Relief of 3.5ft requested
Percentage Building Coverage (calculated by the total square footage of the footprint of all existing and proposed structures divided by the lot size)	19%	15%	Yes, Relief of 4% requested

What utilities, if any, will be connected to the structure? Electricity

If proposing utilities other than electricity, you may be required to obtain an area variance from the Town's Zoning Board of Appeals.

6. Earthwork:

Cubic yards (CY) to be excavated: 45*
(length (ft) x width (ft) x depth (ft) divided by 27) = CY

Square feet (SF) of area to be disturbed: 0.44 ac for overall project, including home construction
(length (ft) x width (ft) = SF

*For Accessory Structure

7. Contractor Information:

General Contractor: TBD

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

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 on the ZBA / PB decision sheet, and the plans and specifications annexed hereto.

Owner's Signature: Ted Brun

Date: 12/16/2015

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.

For Office Use Only

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

Reviewed By

Date

Flood Zone _____ FEMA Panel # _____ Floodplain Development Permit Required? Yes / No

Within environmentally sensitive, open, deed restricted or conservation easement area? Yes / No

Code Enforcement Officer

Date

Permit Issued	Permit Number	Fee
Building Permit Fee		
Soil Erosion Permit Fee		
Drainage District Fee		
Total Permit Fee	(non-refundable)	

DESCRIPTION OF WORK: (Check all applicable boxes)**A. STRUCTURAL DEVELOPMENT:**ACTIVITYSTRUCTURE TYPE

- ☒ New structure
☐ Addition
☐ Alteration
☐ Relocation
☒ Demolition
☐ Replacement

- ☒ Residential (1-4 family)
☐ Residential (More than 1 family)
☐ Non-residential (Dry Floodproofing? ☐ Yes)
☐ Combined Use (Residential & Commercial)
☐ Manufactured Home (In a manufactured home park? ☐ Yes)
☒ Accessory Structure

B. OTHER DEVELOPMENT ACTIVITIES:

- ☒ Fill ☐ Mining ☐ Drilling ☒ Grading
☒ Excavation (Except for Structural Development checked above)
☐ Watercourse Alteration (Including dredging and channel modifications)
☐ Drainage Improvements (Including culvert work), Stormwater Control Structures or Ponds
☐ Road, Street or Bridge Construction
☐ Subdivision (New or Expansion) ☐ Manufactured Home, Recreational Vehicle or Trailer Park
☒ Individual Water or Sewer System
☐ Other (please specify): _____

C. ESTIMATED COST OF PROJECT: \$ 500 kAfter completion of SECTION 2, Applicant should submit form to Development Office for review.**SECTION 3: FLOODPLAIN DETERMINATION** (To be completed by LOCAL FLOODPLAIN ADMINISTRATOR)

The proposed development is located in the Town / Village / City of _____ on
 FIRM Panel No. _____, Dated _____.

- ☐ The proposed development site is reasonably safe from flooding (in Zone B, C or X).
 (notify the applicant that NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED)

- ☐ The proposed development is located partially or completely in a "special flood hazard area."

Base flood elevation at the site is: _____ ft. ☐ NGVD 1929 ☐ NAVD 1988 ☐ other datum
☐ unavailable describe: _____

Required flood protection level is: _____ ft. ☐ NGVD 1929 ☐ NAVD 1988 ☐ other datum
 describe: _____
 _____ ft. above highest adjacent grade

- ☐ The proposed development is located in a regulatory floodway.
 FBFM or FIRM Panel No. _____ Date: _____

- ☐ See Section 4 for additional instructions for development that is or may be in a flood prone area.

SIGNED (by LOCAL ADMINISTRATOR): _____ Date: _____

SECTION 4: ADDITIONAL INFORMATION REQUIRED (to be completed by LOCAL FLOODPLAIN ADMINISTRATOR)

The applicant must submit the documents checked below before the application can be processed:

- ☐ A **site plan** showing the location of all existing structures, water bodies, adjacent roads, lot dimensions, flood zone boundaries, and proposed development.
- ☐ **Development plans and specifications**, drawn to scale, including where applicable: details for anchoring structures, proposed elevation of lowest floor (including basement), types of water resistant materials used below the flood protection level, details of floodproofing of utilities located below the flood protection level, and details of flood vents for enclosures below the flood protection level.
- Other: _____
- ☐ If flood vents for enclosures below the flood protection level do not meet the minimum design criteria specified in the Local Law for Flood Damage Prevention, provide certification by a Professional Engineer or architect specifying that the proposed design will provide for equalization of hydrostatic flood forces.
- ☐ Certification by a Professional Engineer or architect that proposed utilities located below the flood protection level are resistant to flood damage.
- ☐ **Elevation certificate** for proposed building.
- ☐ Subdivision or other development plans. If the subdivision or development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant must provide base flood elevations determined using detailed methods if that are not otherwise available.
- ☐ Plans showing the watercourse location, proposed relocations, technical evaluation by a licensed professional engineer demonstrating that the conveyance capacity will be maintained, application materials for FIRM revision, and maintenance plan for the relocated portion of the watercourse.
- ☐ **Topographic information** showing existing and proposed grades and the location of all proposed fill.
- ☐ Top of new fill elevation: _____ ft. ☐ NGVD 1929 ☐ NAVD 1988 ☐ other datum
describe: _____
- ☐ Dry floodproofing protection level (non-residential only): _____ ft.
☐ NGVD 1929 ☐ NAVD 1988 ☐ other datum (describe): _____
For dry floodproofing structures, applicant must attach a FEMA Floodproofing Certificate signed by a registered engineer or architect.
- ☐ Certification from a Professional Engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the base flood. A copy of all data and calculations supporting this finding must also be submitted.
- ☐ Technical analysis by a Professional Engineer showing that the proposed development will not result in physical damage to any other property.
- ☐ Other: _____
- _____
- _____

NOTE: Any work performed prior to submittal of the above information and completion of Section 5 is at the risk of the Applicant.

SECTION 5: PERMIT DETERMINATION (To be completed by LOCAL FLOODPLAIN ADMINISTRATOR)

I have determined that the proposed activity: A. ☐ Is B. ☐ Is not
in conformance with Local Law _____ of _____. This permit is hereby issued subject to the
conditions attached to and made part of this permit.

SIGNED: _____ DATE: _____

If BOX A is checked, the Local Floodplain Administrator may issue a Development Permit upon payment
of designated fee.

If BOX B is checked, the Local Floodplain Administrator will provide a written summary of deficiencies.
Applicant may revise and resubmit an application to the Local Floodplain Administrator or may request a
hearing from the Board of Appeals.

APPEALS: Submitted to Board of Appeals? ☐ Yes ☐ No

Hearing date: _____

Board decision? APPROVED DENIED

Conditions: _____

SECTION 6: AS-BUILT ELEVATIONS AND CERTIFICATIONS (To be submitted by
APPLICANT before Certificate of Compliance is issued)

Certification of as-built elevations must be provided for project structures. Attach an Elevation Certificate
or Floodproofing Certificate completed by an authorized professional or official and complete 1 or 2 below.

1. Actual (as-built) elevation of the top of the lowest floor, including basement, is: _____ ft.

☐ NGVD 1929 ☐ NAVD 1988 ☐ other datum (describe): _____

or _____ ft. above highest adjacent grade. **Attach Elevation Certificate, FEMA Form 81-31.**

2. Actual (as-built) elevation of dry floodproofing protection is: _____ ft. ☐ NGVD 1929

☐ NAVD 1988 ☐ other datum (describe): _____

Attach Floodproofing Certificate, FEMA Form 81-65.

Attach any additional certifications that are required to document compliance. There may include: "no-rise"
certification, certification of flood resistant design, certification of soil compaction, non-conversion
agreement, etc.

SECTION 7: COMPLIANCE ACTION (To be completed by LOCAL FLOODPLAIN ADMINISTRATOR)

The LOCAL FLOODPLAIN ADMINISTRATOR will complete this section as applicable based on
inspection of the project to ensure compliance with the community's local law for flood damage prevention.

INSPECTIONS: Date: _____ By: _____ Deficiencies? ☐ Yes ☐ No

Date: _____ By: _____ Deficiencies? ☐ Yes ☐ No

Date: _____ By: _____ Deficiencies? ☐ Yes ☐ No

SECTION 8: CERTIFICATE OF COMPLIANCE (To be completed by LOCAL FLOODPLAIN ADMINISTRATOR)

Certificate of Compliance issued: DATE: _____ By: _____

Short Environmental Assessment Form

Part 1 - Project Information

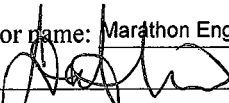
Instructions for Completing

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: Proposed Single Family Home							
Project Location (describe, and attach a location map): 4727 West Lake Road							
Brief Description of Proposed Action: Proposal to demolish the existing house, shed and garage and construct a new single family residence and detached garage.							
Name of Applicant or Sponsor: Ted Brewer		Telephone: 585-458-7770 E-Mail: enbrewer@rochester.rr.com					
Address: 78 Trevor Court							
City/PO: Rochester		State: NY	Zip Code: 14610				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Canandaigua Zoning Board of Appeals Town of Canandaigua Planning Board			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.531 acres					
b. Total acreage to be physically disturbed?		0.35 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.531 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <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 type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) 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 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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>New Septic System</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>The existing site currently drains to the lake via sheet flow and two swales which run north to south along the eastern and western property lines. The proposed drainage follows the same path as existing. Proposed impervious lot coverage is the same as existing impervious coverage, therefore discharges will be the same as existing.</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="checked" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="checked" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="checked" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Marathon Engineering (David Moon)</u> Date: <u>12/07/2015</u></p> <p>Signature: <u></u></p>		

Statement of Compliance with Shoreline Development Guidelines

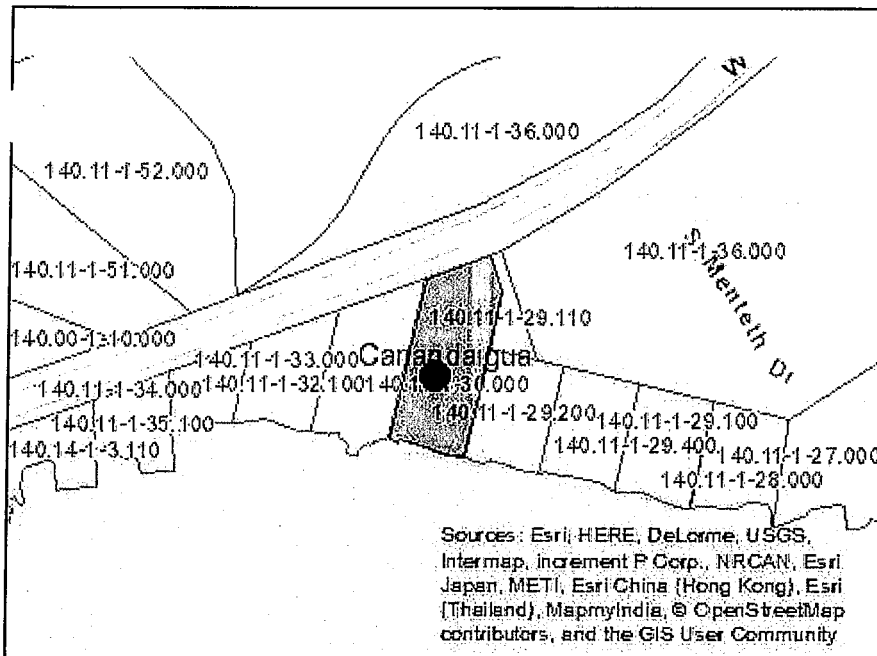
The house to be constructed at 4727 West Lake Road will comply with the Shoreline Development Guidelines.

The new residence will be aesthetically pleasing, and will be set back from the edge of the lake at 41 ft. The principal structure is 3-4 ft behind the straight line of sight between the buildings on the adjacent eastern and western properties.

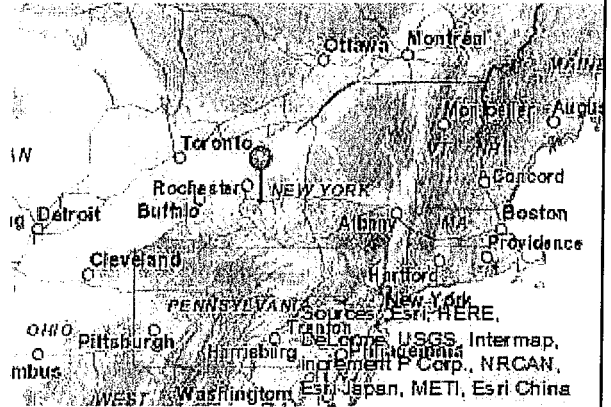
The home will be screened from the lake by several large, old growth trees to remain along the shoreline. The roadside portion of the lot is currently wooded. A buffer of existing shrubs/vegetation will be maintained, with minimal clearing and grading to allow for installation of the septic system.

Two black walnut trees in poor condition near the existing garage are to be removed. One 18 inch tree within the vicinity of the proposed home is to be removed. The 20 inch tree to the east of the proposed home is to remain, and will be protected during construction.

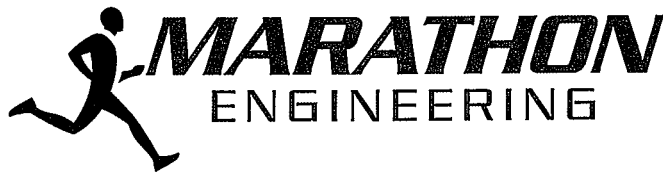
The site has been recently landscaped over the past 2-3 years, to provide screening on the eastern & western property line. These trees, shrubs, and bushes are to remain. All disturbed areas will be seeded and restored, and appropriate Soil Erosion and Sedimentation Control measures will be installed to protect the lake and adjacent properties during construction.



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 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

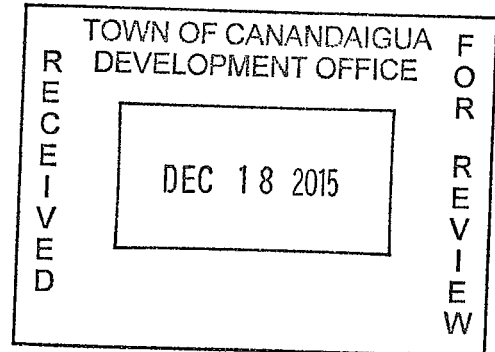


39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

December 17, 2015

Amanda Catalfamo
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424

Re: Response to PRC Meeting Notes
4727 County Road 16
Town of Canandaigua



Dear Amanda

On behalf of our client we are submitting this letter to respond to comments received by the Town of Canandaigua Planning Review committee. The requested information has been added to the plans, as described below. Also included with this submission are the following:

- 22 copies of the revised site plans
- 1 hard copy of the revised zoning report
- 1 copy of the Accessory Structure Permit Application (as requested by the Town)
- An electronic copy of the site plans and zoning report will be submitted by e-mail

PLANNING REVIEW COMMITTEE (PRC) NOTES: 12/14/2015

THE APPLICANT SHALL SUBMIT THE FOLLOWING REQUESTED INFORMATION:

1. *See one-stage review (preliminary / final) site plan checklist— all items with an "o" demarcates an open circle and must be addressed prior to the application being further processed. This includes the information listed below.*

Acknowledged.

2. *The applicant shall submit 22 copies of the revised one-stage site plan. The applicant shall also submit a pdf copy of the plans and the zoning variance report via email to Amanda Catalfamo at acatalfamo@townofcanandaigua.org.*

22 copies of the revised plans are included with this letter.

Going the distance for you.

EXISTING CONDITIONS:

1. *Provide existing land cover (i.e., existing landscaping and/or tree masses and other significant land cover, land exceeding a slope of 10%.*

Existing land cover and trees are shown on the plans. Land area exceeding a slope of 10% has been delineated on the revised plans.

2. *Provide FEMA Special Flood Hazard Zone boundaries and designations, including the Flood Hazard Zone, Community Map Parcel Number and the effective date of the Flood Insurance Mapping as shown.*

FEMA Boundary has been shown on the plans.

3. *Provide the width, location and sight distances for all private driveways.*

The width and location has been included on the revised plans. We are in the process of obtaining sight distances, and will include this information on the final plans.

PROPOSED CONDITIONS:

1. *Provide clarification that the leach line is a minimum of 10 feet from the proposed garage.*

The separation distance of the leach field from the proposed garage is 7 feet, when measured from the exterior face of the shallow absorption trench to the face of the garage. There is a pond liner located along the interior face of the retaining wall to prevent seepage through the wall. Appendix 75-A of the New York State Department of Health "Wastewater Treatment Standards for Individual Household System" does not list a minimum required separation distance for accessory structures with non-habitable space. Table 2 In Appendix 75-A specifies minimum separation distances for Wells, Watercourses, Dwellings, and Property lines, all of which are satisfied for the proposed plan.

2. *Provide 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.*

The work limit lines have been added to the revised plans.

3. *Provide existing and proposed contours at vertical intervals of no more than five feet. Clarify a figure of 464 feet that is shown on the plan (incorrect?).*

The above contour has been revised.

4. *Provide the proposed building setback from each property line and other buildings on the same lot.*

The above setback distances have been added to the revised plans.

5. *Provide the 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). (Removed and separate landscaping.)*

All above items are shown on the plans. There are two existing swales draining north to south along the eastern and western property lines, which convey the majority of the site drainage, and are to remain. A new swale to convey drainage around the proposed septic system is included, near the northern end of the property.

6. *Provide limits of pavement and parking areas (tie-offs).*

Dimensions of parking areas are included on the revised plans.

7. *Provide location and size of all proposed water mains, laterals, hydrants, meters and valves (material?).*

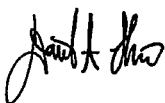
The above information is included on the revised plans.

8. *Provide proposed vegetative land cover and landscaping (separate).*

Seeding and restoration notes are included on the plans for restoration of lawn areas. The site has been recently landscaped over the past 2-3 years, to provide screening on the eastern & western property line. These trees, shrubs, and bushes are to remain. We are not proposing additional landscaping at this time, but welcome discussion at the Town's planning board meeting.

Please do not hesitate to contact our office with any questions or to discuss any issues.

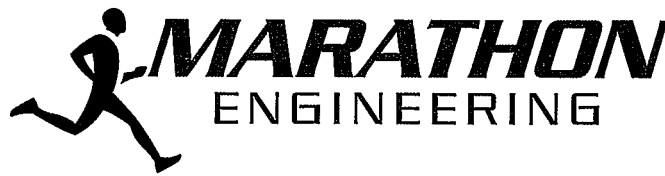
Regards,



David Moon

Marathon Engineering

cc: Ted Brewer



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

December 9, 2015

Doug Finch
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua NY 14424

Re: Single Family Residential Site Plan
4727 West Lake Road
Town of Canandaigua, Ontario County

Dear Doug,

On behalf of our client, Ted Brewer, we are pleased to submit plans of the above referenced project for your review. We are requesting that this application be placed on the Planning Board agenda of January 12, 2016 and the Zoning Board of Appeals agenda of January 19, 2016.

The project is located on the southeastern side of West Lake Road (County Road 16), approximately ½ mile south of the intersection of Wells Curtis Road and West Lake Rd. The property is 0.531 acres in size, and is zoned RLD - Residential Lake District.

The applicant proposes to demolish the existing single family home, shed, and garage, and construct a new single family residence and detached garage. We are requesting six variances for this project.

List of variances being requested:

ITEM:	REQUIRED	PROPOSED	(RELIEF)
1) Min Rear (Lake) Setback	60'	41'	19'
2) Min Front Setback (Garage)	60'	43'	17'
3) Max Building Height	25'	29'	4'
4) Max Garage Height	16'	19.5'	3.5'
5) Max Building Lot Coverage	15%	19%	4%
6) Max Lot Coverage	25%	34%	9%

Going the distance for you.

Single Family Residential Site Plan
4727 West Lake Road
Town of Canandaigua, Ontario County

Enclosed is the following information to aid in your review:

Planning Board Enclosures:

- 1 copy of this Letter of Intent
- 1 copy of the Site Plans (full size)
- 1 copy of the Architectural Elevations
- 1 copy of the Short Environmental Assessment Form (EAF)
- 1 copy of the One-Stage (Preliminary and Final) Planning Board Application, including:
 - 1 copy of One-Stage (Preliminary and Final) Site Plan Planning Board Checklist
 - 1 copy of the Planning Board (Site Plan) Application
 - 1 copy of the Soil Erosion and Sediment Control Permit Application/Checklist
 - 1 copy of the Agricultural Data Statement
- 1 copy of the Demolition Permit Application
- 1 copy of the Tear Down / Rebuild House Permit Application
- 1 copy of the Floodplain Development Permit Application
- 1 copy of the Statement of Compliance with Shoreline Development Guidelines
- 1 check for the Planning Board Application Fee (\$100.00)

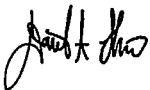
Single Family Residential Site Plan
4727 West Lake Road
Town of Canandaigua, Ontario County

Zoning Board Enclosures:

- 1 copy of Zoning Board of Appeals Application
- 1 copy of the Short EAF
- 1 copy of the Architectural Plans & Elevations (full size)
- 1 check for the Zoning Board Application Fee (\$100.00)
- 1 copy of the Zoning Variance Report, which includes
1 copy of each of the following items *(and more)*:
 - Tests for Granting an Area Variance (1 for each of 6 variance requests)
 - Site Plans (reduced size)
 - Architectural Plans & Elevations (reduced size)
 - Agricultural Data Statement
 - Photos of property & adjacent area
 - Letters of support from neighbors
 - Neighborhood lot coverage statistics
 - Existing Variance Granted for Detached Garage

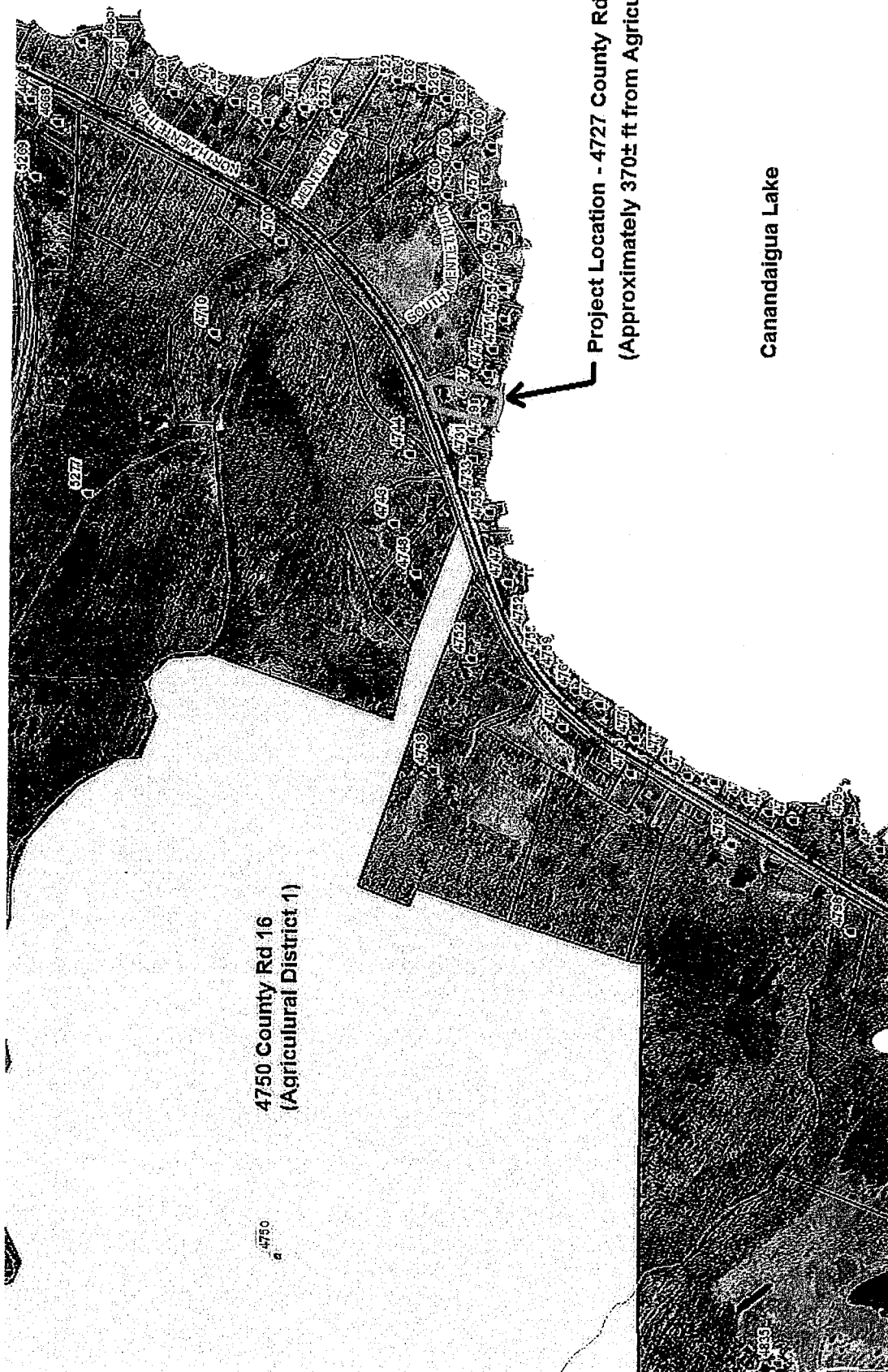
Please do not hesitate to contact our office with any questions or to discuss any issues.

Regards,



David Moon
Marathon Engineering

cc: Ted Brewer
Jack Sigrist



Marathon Engineering
Job: 0674-15
By: DAM
Date: 12/02/2015
Not to Scale

Canandaigua Lake

Ontario County, NY GIS Progra