

FEB 19 2016

## Town of Canandaigua

5440 Routes 5 &amp; 20 West

Canandaigua, NY 14424

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

PLANNING BOARD APPLICATION  
SITE PLAN / SPECIAL USE PERMIT

CPN

013-16

FOR: Sketch Plan ReviewOne Stage Site Plan Approval (Preliminary & Final Combined)Two Stage Preliminary Site Plan ApprovalTwo Stage Final Site Plan Approval☒ Special Use Permit (New)Special Use Permit (Renewal)Permission for on-site inspection for those reviewing application: ☒ Yes ☐ No1. Name and address of the property owner: Linda Maltese  
4926 West Lake Road CanandaiguaTelephone Number of property owner: 396-9487Fax # —E-Mail Address: onandabandb@gmail.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: 4926 West Lake Road (County Rd 16)Nearest Road Intersection: Dewel RoadTax Map Number: 154.06-1-12.000 Zoning District: RR3

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?

Existing tourist home

2440 Routes 2 & 30 West

Canandaigua, NY 14424

PER 18 2010

7. Have the necessary building permit applications been included with this form? If not, please verify which forms are required to be submitted with the Development Office.

8. If applying for Site Plan Approval or Special Use Permit, attach a completed Soil Erosion and Sedimentation Control Plan and Permit Application as described in Chapter 165 of the Town Code.

9. Are you requesting a waiver from a professionally prepared site plan?

Please circle one:

YES

NO

If "yes" the property owner acknowledges and accepts full responsibility for any errors or misrepresentation depicted on the site plan and agrees to indemnify the Town of Canandaigua for any and all expenses, including reasonable attorney's fees, incurred by the Town as a result of any such error or misrepresentation.

LM (property owner's initials)

10. If no, attach a professionally prepared site plan as described in Chapter 220 Article VII (Site Plan Regulations) of the Town Code.

11. If a Special Use Permit is requested, attach plans and documentation as required in Chapter 220 Article VI (Regulations Governing Special Permit Uses) of the Town Code.

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

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

**\*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.

Linda Mastore  
(Signature of Property Owner)

12/22/15  
(Date)

TOWN OF CANANDAIGUA  
DEVELOPMENT OFFICE

RECEIVED

FEB 19 2016

FOR REVIEW

# Town of Canandaigua

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

## SPECIAL USE PERMIT APPLICATION

CPN #: 013-16

### Applying for a "NEW" Special Use Permit:

Proposed Use: Tourist home

Section of Town Zoning Law Pertaining to Proposed Special Use: Chapter 220, Section \_\_\_\_\_

You must attach to this application (1) a detailed site plan in compliance with the Residential / Commercial Checklist; (2) a written statement detailing your compliance with the Town's zoning law; and (3) a statement of operations – a detailed description of your proposed business.

### Applying to "RENEW" an existing Special Use Permit:

Type of Existing Special Use Permit: \_\_\_\_\_

Date of Original Planning Board Approval: \_\_\_\_\_

Section of Town Zoning Law Pertaining to Existing Special Use: Chapter 220, Section \_\_\_\_\_

Are there any proposed changes to the existing Special Use Permit? Yes No

If yes, please explain: \_\_\_\_\_

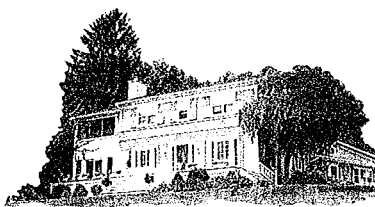
You must attach to this application (1) a copy of the most recent site plan showing the Planning Board chairperson's signature at the time the existing special use permit was granted/last renewed; (2) a written statement regarding your compliance with all past Planning Board conditions of approval; and (3) photographs of the subject property showing your compliance with all past Planning Board conditions of approval.

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, and the plans and specifications annexed hereto.

### ***PERMIT APPLICATION CANNOT BE ACCEPTED WITHOUT THE PROPERTY OWNER'S SIGNATURE.***

Owner's Signature: Linda Mattes

Date: Dec 22, 2015



*Onanda by the Lake Bed and Breakfast*

*4926 West Lake Road Canandaigua, NY 14424*

*www.onandabythelake.com*

*onandabandb@gmail.com*

*585-396-9487*

January 7, 2016

Onanda by the Lake Bed & Breakfast is currently operating as a three bedroom bed & breakfast. It operates year round, 24 hours a day.

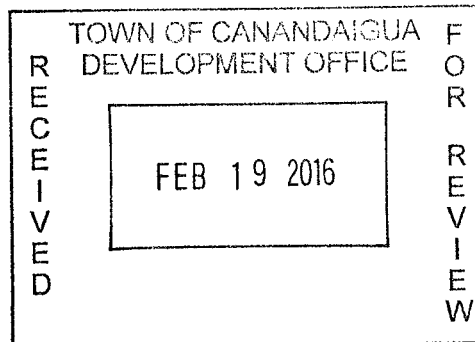
Three parking spaces are provided specifically for guests so there is a parking space for each room. Lighting is provided at the parking spaces and the walkways leading to the houses. Additionally, there are lights at each entrance to the house. Trash is kept in the garage.

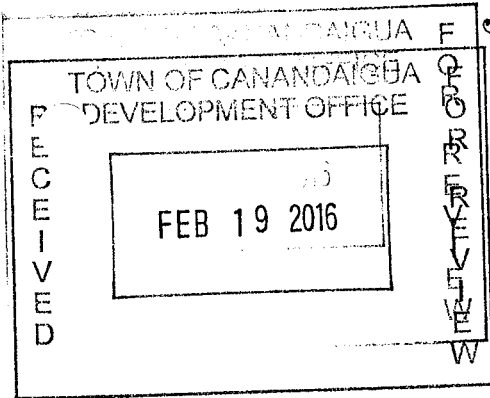
There is one small unlit sign at the base of the driveway which states "Onanda by the Lake Bed and Breakfast". A picture is attached.

Thank you for your consideration.

Linda Maltese

Innkeeper





# Town of Canandaigua

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

*Established 1789*

## WAIVER REQUEST

PURSUANT TO TOWN CODE §220-65 (L)

Applicant: Linda Maltese

Telephone #: 396-9487 Email: onandaband6@gmail.com

Subject Address: 4926 West Lake Road Canandaigua

Tax Map #: 154.06-1-12.000 CPN #: \_\_\_\_\_

Waiver requested for: Professional prepared site plan  
(i.e. a professionally prepared site plan, landscaping requirements, etc.)

### Reasons for Waiver:

1. no site development
2. not financially necessary
3. \_\_\_\_\_

Additional Information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby request a waiver of requirement(s) as described above pursuant to Town Code § 220-65(L).

Linda Maltese  
Signature of Applicant

Jan 7, 2016  
Date

Planning Board approval of waiver (date): \_\_\_\_\_

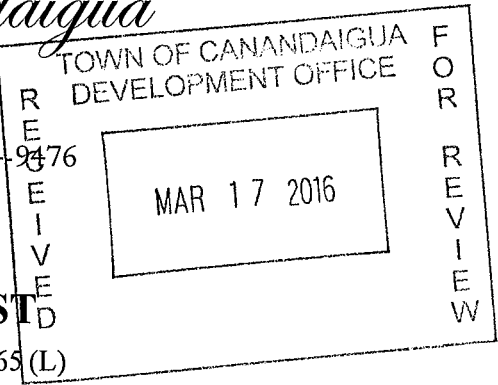
# Town of Canandaigua

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

Established 1789

## WAIVER REQUEST

PURSUANT TO TOWN CODE §220-65(L)



Applicant: Linda Maltese

Telephone #: 585-396-9487 Email: snandabandb@gmail.com

Subject Address: 4926 West Lake Rd Canandaigua

Tax Map #: 154.06-1-12.000 CPN #: 013-16

Waiver requested for: professionally prepared site plan is not needed.  
(i.e. a professionally prepared site plan, landscaping requirements, etc.)

### Reasons for Waiver:

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

Additional Information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby request a waiver of requirement(s) as described above pursuant to Town Code § 220-65(L).

Linda Maltese  
Signature of Applicant

March 17, 2016  
Date

Planning Board approval of waiver (date): \_\_\_\_\_

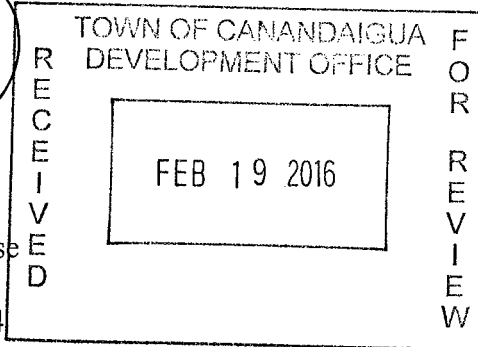


# CANANDAIGUA LAKE WATERSHED COMMISSION

\* City of Canandaigua  
\* Village of Rushville  
\* Village of Palmyra  
\* Village of Newark  
\* Town of Gorham

October 18, 2010

Jonathan & Linda Maltese  
4926 West Lake Road  
Canandaigua, NY 14424



Re: Residence at  
**4926 West Lake Road**  
Town of Canandaigua  
Tax Map No. 154.06-1-12.000

Dear Mr. & Ms. Maltese,

At your request, an onsite wastewater treatment (septic) system inspection was conducted on October 12, 2010 at the property referenced above. The property consists of a five (5) bedroom, two (2) bathroom residence. The expressed purpose of this inspection was to satisfy the Town's concerns over the request for a permit to operate a Bed & Breakfast. The findings of this inspection and an Onsite Training Network (OTN) "Site Report" inspection findings form follow.

**WATER SUPPLY:** The water supply for this residence is municipal, provided by the Town of Canandaigua.

**WASTEWATER TREATMENT SYSTEM:** The records in this office indicate that the leach lines were replaced and inspected by the Town of Canandaigua Code Enforcement Officer on May 28, 1988. This replacement system consisted of several leach lines of unequal length installed in a drop box style system. (See attached map.) This system installed consisted of five (5) drop boxes with five (5) leach lines 40 feet long, two (2) at 30 feet, one (1) at 55 feet, one (1) at 50 feet and one (1) at 45 feet for a total of 410 lineal feet of leach lines. The inspection of this system on October 12, 2010 revealed the following:

**Interior Plumbing:** An inspection of the basement revealed that all the wastewater drainpipes are connected to the septic tank. There does not appear to be a separate greywater system.

**Septic Tank:** The septic tank, which was pumped on the date of this inspection, is a 1,250-gallon concrete septic tank that is in good condition, including the inlet and outlet baffles.

**Drop Box:** The drop boxes were located and uncovered. The first drop box cover was opened and there was some evidence of sludge carryover in the box from the septic tank. This was also pumped out during this inspection. This revealed that the box was in fair condition as there was evidence of methane gas deterioration on the concrete.

OTN System Inspection *Site Report* – **Inspection Findings**

**Check all that apply, and provide explanation for *each* checked item in the “Comments / Evaluation” section below:**

1. ☒ System appears to have functioned adequately under past and present loading. There can be no assurance or guarantee of future performance for any period of time. Numerous factors, such as household water usage, leaking toilets, soil characteristics, and seasonal groundwater table fluctuation, as well as owner failure to manage and maintain the system, will affect its performance. (See comment below.)
2. ☐ System/components indicate unacceptable operation or performance.
  - 2.a. ☐ Absence of treatment tank or other critical component(s)  
(e.g. d-box, pump chamber, baffles).
  - 2.b. ☐ Apparent structural damage.
  - 2.c. ☐ Evidence of wastewater breakout or direct discharge.
  - 2.d. ☐ Evidence of prolonged high liquid level in dispersal area.
  - 2.e. ☐ Failed dye test.
  - 2.f. ☐ Other.
3. ☐ Due to weather conditions, lack of information provided, and/or inaccessibility to all system components, the inspection results are incomplete.
4. ☐ System appears undersized, or has undersized components per current standards for new construction since 1990.
5. ☐ Recommend upgrade, expansion, and/or replacement of one or more components.

**Comments/Evaluation:**

1. It appears that this system is operating adequately as of the date of this inspection.

Since it is the desire to operate this residence as a three (3) bedroom Bed & Breakfast and one (1) bedroom for the owners, it does appear that this system, with a 1,250-gallon septic tank and 410 lineal feet of leach lines should be an adequate size for this hydraulic loading.

**\*\*IMPORTANT\*\***

- The OTN System Inspection *Site Report* excludes components that are concealed or otherwise not observable.
- The **Inspection Findings** address the present condition of the system but in no way guarantee or warranty future performance.

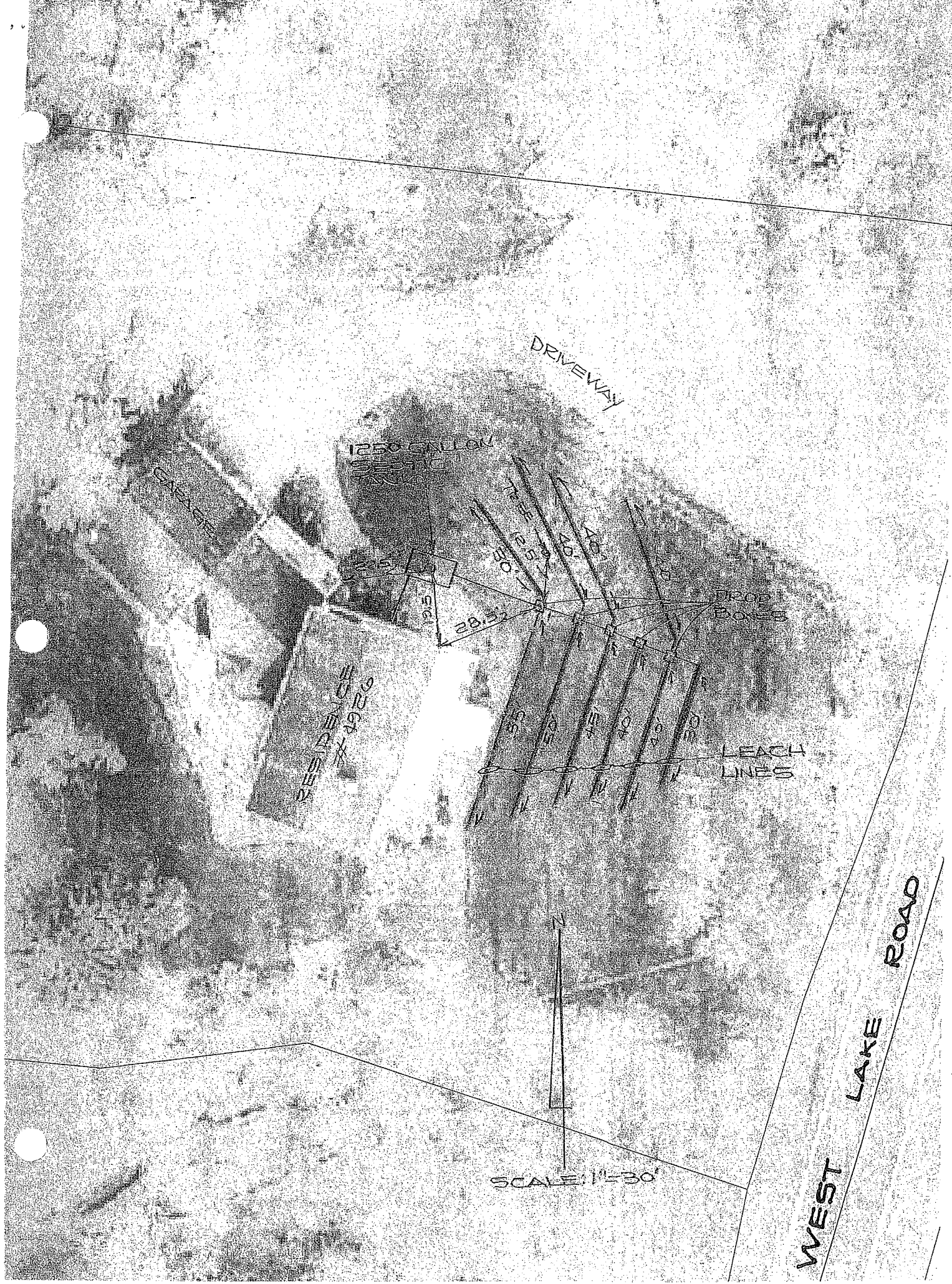
Date: 10/24/10 Inspector Registration number: OTN- 0490OTN10301

Inspector's signature:   
George V. Barden, CPESC – Canandaigua Lake Watershed Inspector

**\*The inspection report format is part of a standardized process used by those who have completed inspection training by the New York Onsite Wastewater Treatment Training Network (OTN).**

c. David LeClair – Town of Canandaigua Code Enforcement Officer  
Jean Chrisman – Town of Canandaigua Zoning Officer





DRIVEWAY

1250' CALLOUT

CARPORT

RESIDENCE  
1926  
~~1926~~

PROP. BOXES

LEACH LINES



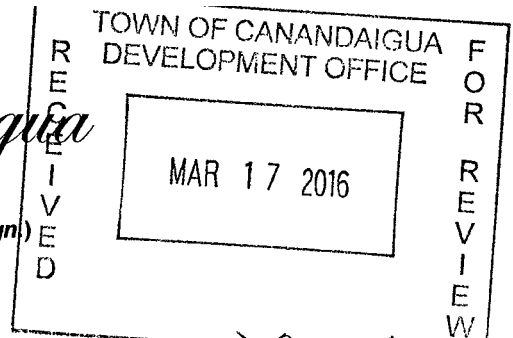
SCALE: 1"=30'

WEST LAKE ROAD

# Town of Canandaigua

## SIGN PERMIT APPLICATION

(Complete a separate form for each proposed sign)



### SECTION I - APPLICANT / PROPERTY INFORMATION:

- Subject Property** Address: 4926 West Lake Rd (County Rd 16) Canandaigua N.Y.  
Subject Property Tax Map Number: 154.06-1-12.000 Zoning District: \_\_\_\_\_
- Name and address of **Property Owner**: 4926 West Lk. Rd. Cdga  
Telephone Number / E-mail Address: 396-9487 / onandabandb@gmail.com
- Name and Address of **Applicant** if not property owner: \_\_\_\_\_  
Telephone Number / E-mail Address: \_\_\_\_\_
- Briefly describe the current structures on and use of the property: 5 bedroom wood structure  
tourist home

### SECTION II - EXISTING SIGNS

Describe All Existing Signs on the Property: \_\_\_\_\_

### SECTION III - DIMENSIONS FOR PROPOSED SIGN

SECTION III - DIMENSIONS FOR PROPOSED SIGN		ZONING OFFICER TO COMPLETE	
DIMENSIONAL DESCRIPTION	APPLICANT TO COMPLETE	Allowed By Code	Variance Needed
Square Footage of Display Area	18" x 24"		
Ground Sign:			
Front Setback (measured from the road right-of-way)	15 ft.	15 ft	
Left Side Setback	75 ft	15 ft	
Right Side Setback	105 ft.	15 ft	
Height of Proposed Sign (ground to top of supporting structure)	5 ft.		
Building Sign:			
Existing Building Frontage			
Height of Proposed Sign			

### SECTION IV - DESCRIPTION DETAILS FOR PROPOSED SIGN

Proposed Wording of Sign: Onanda by the Lake Bed and Breakfast

Type of Installation: ☒ Ground Sign ☐ Building Sign ☐ Other ( Explain )

Material: ☐ Plastic ☐ Metal ☒ Wood ☐ Other

Illumination of Sign: ☐ Back - Lit ☐ Overhead (Down Lighting) ☐ Ground Lit (Up Lighting) ☐ Internal

☒ None

**SECTION V – SITE INFORMATION:** Per § 220-80-A: A sketch site plan shall be attached to this permit application showing the following information:

- Location of building, structure, or land to which or upon which the sign is to be erected; and
- Location and setbacks of any existing or proposed ground sign and the location and setbacks of all other signs and/or buildings on the property; and
- Location (drawn to scale not exceeding one inch equals 20 feet) and position of the sign on any buildings or structures, including a depiction of the building front view or elevation; and
- Detailed drawing or blueprint (to a scale not exceeding one inch equals one foot) showing the construction details of the sign, the lettering and/or pictorial matter and color of each, and the position of lighting or other extraneous devices; and
- Identification of all other signs existing on said parcel of land and whether each other sign is conforming or legally nonconforming.

Upon a determination of compliance, a sign permit shall be issued by the Zoning Officer. The applicant shall have 120 days from

the date of issuance to install the sign and submit a request for a certificate of sign compliance or the sign permit will expire.

Within five business days of the placement of any approved sign the applicant shall request for a certificate of sign compliance and provide two sets of photographs of the site and the sign to the Development Office. Upon verification of compliance with this

chapter and/or previous Town approval(s), the Zoning Officer shall issue a certificate of sign compliance.

Should the Zoning Officer, upon inspection, find the sign not to be in compliance with this chapter or previous Town approval(s), the applicant shall be so notified by certified mail. The applicant shall, within 30 days from the date of the notification letter, correct the cited deficiencies and notify the Zoning Officer of the corrections. In no event shall said thirty day period extend the

one-hundred twenty day validation period for the sign permit prescribed within this subsection.

**SECTION VI – CONTRACTOR INSURANCE INFORMATION:**

General Contractor: Sign Language  
Address: 6491 Rt 20 A  
Telephone: 585-237-2620

**CONTRACTOR INSURANCE CERTIFICATES REQUIRED**

☐ C-105.2 / U-26.3 and DB-120.1 **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.

**PERMIT CANNOT BE ISSUED WITHOUT PROPERTY OWNER SIGNATURE**

**Please DO NOT send payment with this application.**

Owner's Signature: Linda Matten Date: 3/15/16

**\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\***

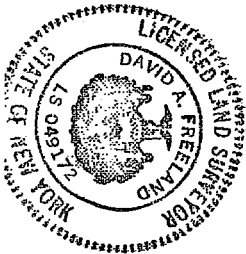
Proposed signage complies with the Town's Sign regulations.	Yes	No	
Planning Board and/or Zoning Board of Appeals requirements have been met.	Yes	No	N/A

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

Permit # \_\_\_\_\_

Total Permit Fee \$150.00 per sign (Non-Refundable)

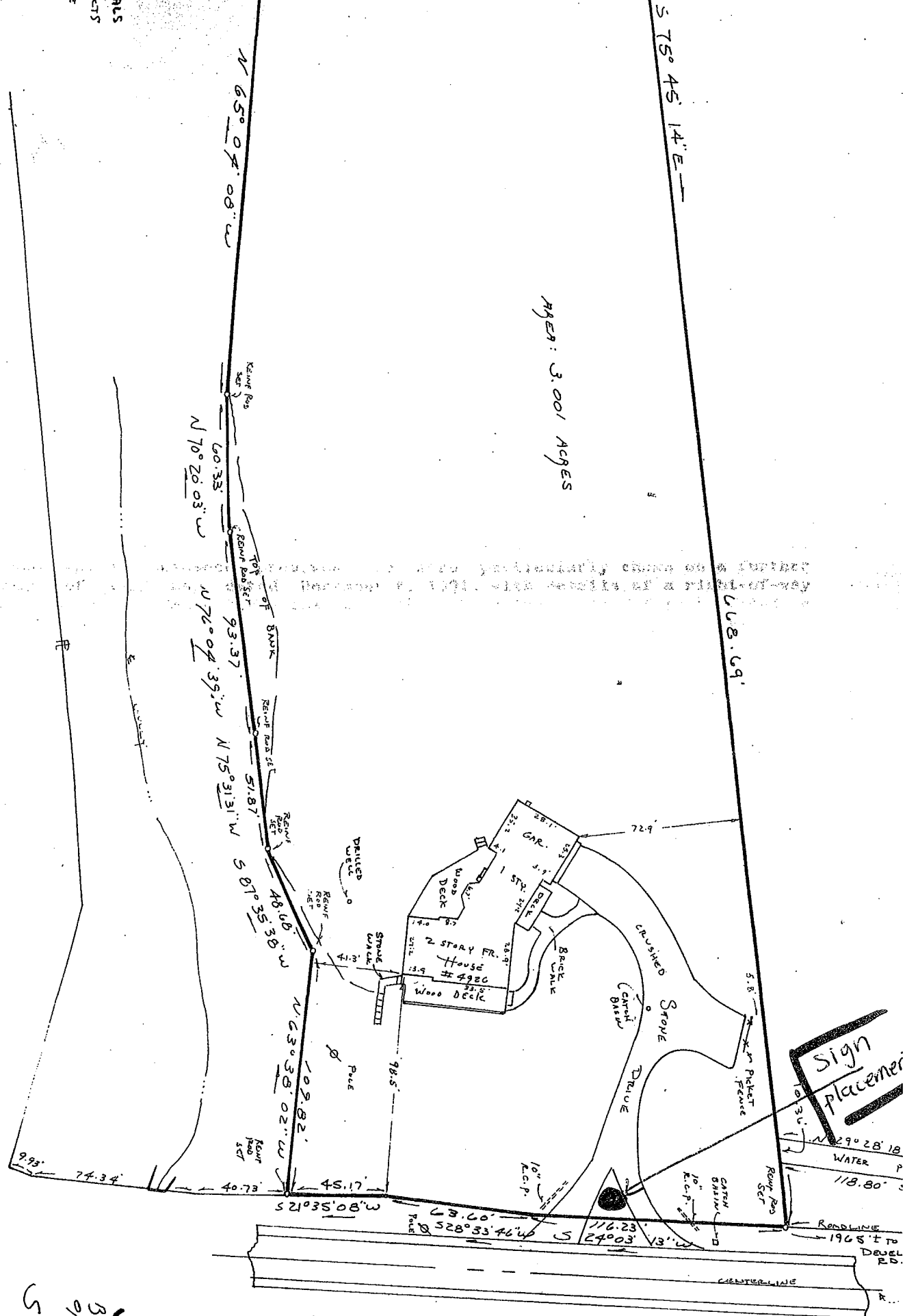


DAVID A. FREELAND  
LICENSED LAND SURVEYOR  
141 SOUTH MAIN STREET  
CANANDAigua, NEW YORK  
14424

FILED  
12/19/91

# 199

JOHN  
BEING PA  
OF CANA  
Scale: 1/1



WEST LAKE ROAD  
COUNTY ROAD 16