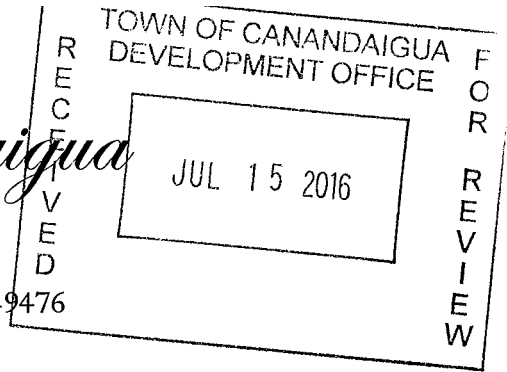


# Town of Canandaigua

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 051-16

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: Morrell Builders 1501 Pittsford-Victor Rd. Suite 100,  
Victor NY 14564

Telephone Number of property owner: 585-249-8100

Fax # \_\_\_\_\_ E-Mail Address: Jeff.Morrell@morrellbuilders.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: rtiede@marathoneng.com

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

3. Subject Property Address: 3990 Middle Cheshire

Nearest Road Intersection: Middle Cheshire Road and White Cliff Drive

Tax Map Number: 112.19-1-500

Zoning District: SCR-1 Zoning

112.00-1-70.100

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?

Single Family Town Homes

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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.*

\_\_\_\_\_ (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.*

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

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Please note that the **Property Owner** is responsible for all consultant fees during the review of this application including legal, engineering, or other outside consultants. Applications submitted to the Town of Canandaigua Planning Board will normally receive chargeback fees of at least five hours to ten hours for planning services including intake, project review, resolution preparation, SEQR, and findings of fact. PLEASE NOTE that the number of hours will be SIGNIFICANTLY INCREASED due to incomplete applications, plans lacking detail, or repeated continuations. Subdivision applications and larger commercial or industrial projects traditionally require more hours of engineering, legal, and other consultant review and preparation and will incur higher costs. Applications for new construction may be referred to the Town Engineer for engineering review which may include at least an additional eight to twelve

hours of review time. The **Property Owner** will also be responsible for legal fees for applications submitted to the Town of Canandaigua Planning Board, Zoning Board of Appeals, or the Town of Canandaigua Development Office. Fees for engineering and legal expenses traditionally range between one hundred and one hundred fifty dollars per hour. A copy of the Town's annual fee schedule is available upon request from the Development Office or the Town Clerk's Office. The **Property Owner's** signature below indicates that the **Property Owner** understands that the **Property Owner** will be responsible for all outside consultant fees incurred as a result of the submitted application, and consents to these charges. Additionally projects approved by the Town of Canandaigua Planning Board may be required to pay a parks and recreation fee as established by the Town Board (currently \$ 1,000 per unit) if required as part of the conditions of approval.

Morrell Builders (S & J Morrell)

\_\_\_\_\_  
(property owner)

\_\_\_\_\_  
(property owner)

*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.*

  
\_\_\_\_\_  
(Signature of Property Owner)

7/15/16  
\_\_\_\_\_  
(Date)

RECEIVED

TOWN OF CANANDAIGUA  
DEVELOPMENT OFFICE

JUL 15 2016

FOR REVIEW

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

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

CPN#: 051-16

## Two-Stage Final Site Plan Checklist

Applicant: Morrell Builders

Project Address: 1501 Pittsford-Victor Rd. Suite 100 Victor NY 14564

Tax Map#: 112.19-1-500 Zoning District: SCR-1 Zoning

Project Description Narrative: \_\_\_\_\_

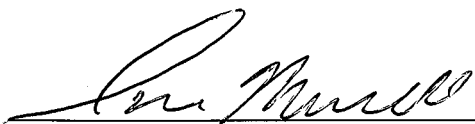
**Per Chapter 220 Section 220-67-B:**

- B. Site plans to be developed in distinct phases or sections shall be subject to two stages of review.
- (1) The applicant shall first receive preliminary site plan for the overall development as described in Town Code § 220-69.
  - (2) Preliminary site plans must delineate proposed phases or sections.
  - (3) Final site plan approval from the Planning Board shall be obtained for the phases or sections delineated as part of the approved preliminary site plan before issuance of any permits for development.
  - (4) The Planning Board decision regarding proposed preliminary and final site plans shall be made within 62 days of receipt of a complete application. This time period may be extended by mutual consent of the applicant and the Planning Board.

Final Site Plan Requirements – Chapter 220 Section 220-70	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
<b>A. Site plan size and legibility.</b>			
(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>B. The final site plan shall be clearly marked as final and shall show thereon or be accompanied by:</b>	✓		
(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;	✓	4 ✓	
(2) Detailed sizing and final material specification of all required improvements;	✓	✓	
(4) Permanent reference monuments as required by any proper authority; <i>Conservation Monument Marker</i>	✓	<del>NA</del> 0	
(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;	✓	✓	
(6) Copies of other proposed easements deed restrictions and other	N/A	NA	

encumbrances;	N/A		
(7) Protective covenants, if any, in a form acceptable for recording;	Not included	at this time	
(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";	Not included	at this time	
(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.	Not included	at this time	

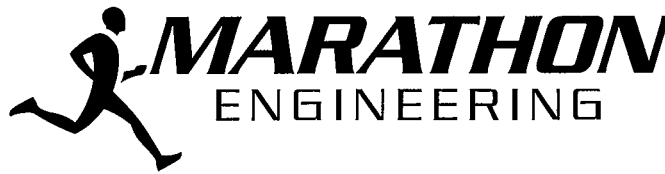
**I have reviewed my submitted application and drawings against the above noted criteria and hereby certify that the submitted application matches this completed check list.**



Signature of Applicant / Representative

7/15/16

Date



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

July 15, 2016

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

Re: Final Subdivision Approval – Lakewood Meadows Section 9B  
Town of Canandaigua, County of Ontario

Dear Doug,

On behalf of our client, Morrell Builders, we are submitting plans for the above referenced project and request this application be placed on the Planning Board agenda of August 23, 2016 for approval.

The project site is Section 9B of the Lakewood Meadows Subdivision, one of the last sections of a large multi-phase subdivision. The overall subdivision consists of 292 lots on 316.4 acres with 55% +/- acres of open space. Sections 1-8 received overall preliminary subdivision approval on July 13, 2004 as a cluster subdivision under Town Law 278. The approval included 230 lots on 255.4 acres with 131 acres of open space. Sections 9 and 10 are being developed as a conservation subdivision preserving the identified constrained lands. Section 9A, currently under construction received approval on February 10, 2015.

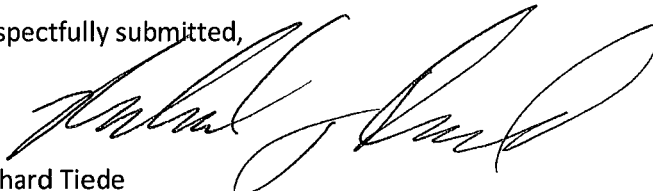
Section 9B consists of 24 townhome lots on 20.564+/- acres, of which 14.544+/- acres are open space. Also included in this section is the extension of St James Parkway westward to Middle Cheshire Road. Site development features in association with the proposed project include: buried utilities and service connections, signage, town dedicated roads, driveways, and storm water infrastructure, grading, landscaping, and other associated construction activities. There is no offsite utility work proposed.

Enclosed is the following information to aid in your review:

- 1 copy of this Letter of Intent
- 1 copy of the Planning Board Application
- 1 set of Final Plans for Section 9B (full size)

If you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

  
Richard Tiede

cc: Scott Morrell, Morrell Builders

*Going the distance for you.*

## Application Attachment 1: Size of All Proposed Parcel and Road Frontage

### Town Homes

Lot #	Proposed Size (square feet)	Proposed Road Frontage
920	4,086	N/A
921	3,048	N/A
922	3,048	N/A
923	4,086	N/A
924	4,086	N/A
925	3,048	N/A
926	3,048	N/A
927	4,086	N/A
928	4,086	N/A
929	3,048	N/A
930	3,048	N/A
931	4,086	N/A
932	4,086	N/A
933	3,048	N/A
934	3,048	N/A
935	4,086	N/A
936	4,086	N/A
937	3,048	N/A
938	3,048	N/A
939	4,086	N/A
940	4,086	N/A
941	3,048	N/A
942	3,048	N/A
943	4,086	N/A

### HOA Lands/R.O.W. Dedication/Remaining Lands

Lot #	Proposed Size (square feet)	Proposed Road Frontage
HOA Lands 1	323,129	1,381.69
HOA Lands 2	84,860	1,334.30
HOA Lands 3	225,546	1,360.89
ROW Dedication: St. James Parkway	121,909	N/A
ROW Dedication: Woodvine Rise	54,720	N/A
Remaining Lands 1	1,270,144	2,697.88
Remaining Lands 2	997,841	564.68