

# Town of Canandaigua

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

R E C E I V E D	TOWN OF CANANDAIGUA DEVELOPMENT OFFICE	F O R R E V I E W
	MAR 31 2017	

## PLANNING BOARD APPLICATION SITE PLAN / SPECIAL USE PERMIT

CPN 025-17

FOR:      Sketch Plan Review

X 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: X Yes      No

1. Name and address of the property owner: Thomas Andrews

983 Capstone Court, Noblesville, IN 46060

Telephone Number of property owner: 317-714-3649 hanley1000@gmail.com

Fax #      E-Mail Address:     

\*\*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*:     

Marks Engineering 42 Beeman St Caga

Telephone Number of Applicant: 585-905-0360

Fax #      E-Mail Address: bmarks@marksenr.com

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

3. Subject Property Address: 4690 North Road

Nearest Road Intersection: Andrews Rd

Tax Map Number: 57-1-24.14 Zoning District: AR-1

57.00-1-24.140

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?

New single family Residence @ site

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**

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. **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.

*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.

Thomas Andrews

(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.*

TH Andrews

(Signature of Property Owner)

3/28/17

(Date)

# SOIL EROSION AND SEDIMENT CONTROL PERMIT APPLICATION

(Standards Approved by Town of Noblesville Guidelines for Urban Erosion and Sedimentation Control)

## ON-SITE INSPECTION REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

RECEIVED

MAR 31 2017

REVIEW

Date: 3/28/17

Zoning District: AR-1

Property Owner Name and Address:

Thomas Andrews  
9133 Capstone Court, Noblesville, IN 46060

Telephone / Fax #

317-74-3649

E-mail address:

hanley1000@gmail.com

Site Location:

4690 North Rd.

Size of Site (Acres/Sq.Ft.):

1.3 A

Tax Map Number

57-1-24.14

Description of proposed activity:

New ~~sig~~ single family residence.

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

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:			
a. When major phases of the proposed project are to be initiated and completed;	TBD		
b. When major site preparation activities are to be initiated and completed;	TBD		
c. When the installation of temporary and permanent vegetation and drainage, erosion and sediment control facilities is to be completed; and	ASAP		
d. The anticipated duration (in days) of exposure of all major areas of site preparation before the installation of erosion and sediment control measures.	2 months.		
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 %): _____ 5 _____	Y		
11. How much area (in square feet) and/or volume (in cubic yards) will be disturbed? _____ 36000 SF _____	Y		
12. Does the subject property drain offsite? <input checked="" type="radio"/> Yes <input type="radio"/> No If yes, where does it drain to and how will it affect offsite properties? _____ Drains to Roadside ditch. _____	Y		
13. How will erosion be controlled on site to protect catch basins from silt? _____ Silt Fence, check dams, outlet protection _____	Y		
14. If sedimentation basins are proposed, where will they overflow to if they become clogged? Describe: _____ _____ _____	NA		
15. Is there any offsite drainage to subject property? <input checked="" type="radio"/> Yes <input type="radio"/> No If yes, where does the drainage come from? _____ _____	NA		

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? _____ _____ _____	NA		
17. How will any adjacent roadside ditches or culverts be protected during construction? <u>check Dams.</u> _____ _____	Y		
18. Has the appropriate highway superintendent been contacted? Yes <input checked="" type="radio"/> No Name of the person contacted and date contacted: <u>on plans to call prior to starting work</u>	Y		
20. Is existing vegetation proposed to be removed? Yes <input checked="" type="radio"/> No (If yes, the vegetation to be removed must be identified on the plan.)	Y		
21. Will any temporary seeding be used to cover disturbed areas? <input checked="" type="radio"/> Yes No If yes, a note shall be added to the plans.	Y		
22. What plans are there for permanent revegetation? Describe: <u>Lawn</u> _____ _____	Y		
23. How long will project take to complete? _____	2 months.		
24. What is the cost estimate to install and maintain erosion and sedimentation control facilities before, during, and after construction? <u>\$ 1000</u>	\$1000		

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

Form prepared by: Marks Engineering P.C.

Date: 3/28/17

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: Thomas Andrews

Date: 3/28/17

\*\*\*\*\*

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

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## AGRICULTURAL DATA STATEMENT

CPN #: 025-17

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: Thomas Andrews  
9133 Capstone Court, Noblesville, IN 46060

B. Name and Address of Applicant: \_\_\_\_\_

C. Description of the proposed project: New Residence

D. Project Location: 4690 North Road

E. Tax Map #: 57-1-24.14

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. Thomas H Andrews 4475 North Rd Canandaigua, NY
2. William Page 4780 North Rd Canandaigua, NY
3. \_\_\_\_\_

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.

# Town of Canandaigua

## NEW HOUSE PERMIT APPLICATION (VACANT LAND)

AR-1, AR-2, RR-3, SCR-1, R-1-20, R-1-30, RLD Zoning Districts

TOWN OF CANANDAIGUA DEVELOPMENT OFFICE <div style="border: 1px solid black; padding: 5px; margin: 5px auto; width: 150px;">           MAR 31 2017         </div>	F O R  R E V I E W
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1. **Subject Property** Address: 4690 North Road  
 Subject Property Tax Map Number: 57-1-24.14 Zoning District: AR-1  
 Lot Size (in square feet or acres): 1.3A
  
2. Name and Address of **Property Owner**: Thomas Andrews  
9153 Capstone Court, Noblesville, IN 46060  
 Telephone Number / E-mail Address: 317-714-364, hanley1000@gmail.com
  
3. Name and Address of **Applicant** if not property owner: \_\_\_\_\_  
 Telephone Number / E-mail Address: \_\_\_\_\_

4.

NEW STRUCTURE INFORMATION	SQUARE FOOTAGE
1. What is the sq. ft. of the proposed <b>1<sup>st</sup> floor</b> ?	<u>1200</u>
2. What is the sq. ft. of the proposed <b>2<sup>nd</sup> floor</b> ?	<u>600</u>
3. What is the sq. ft. of the proposed <b>garage</b> ?	<u>864</u>
4. What is the sq. ft. of the <b>finished basement</b> ?	<u>NA</u>
5. What is the sq. ft. of the proposed <b>deck(s)</b> ?	<u>NA</u>
6. What is the sq. ft. of the proposed <b>porch(es)</b> ?	<u>&lt; 200SF NA</u>
7. What is the sq. ft. of the proposed <b>patio(s)</b> ?	<u>&lt; 200SF NA</u>
8. What is the sq. ft. of any proposed <b>accessory structure(s)</b> ?	<u>Garage NA</u>
What is the <b>total square footage</b> of items 1 - 8?	<u>2664</u>

5. Earthwork:

Cubic yards (CY) to be excavated: 25      Square feet (SF) of area to be disturbed: 36000  
(length (ft) x width (ft) x depth (ft) divided by 27 = CY)      (length (ft) x width (ft) = SF)

6. Site Plan 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

7.

Dimensional Description	Applicant to Complete	Development Office Staff to Complete	
	To New Structure	Required By Code	Variance Required
Distance from the road right-of-way	135.5	60'	No
Distance from rear property line	43.6	<del>25'</del> 40'	No
Distance from right side property line	92.0	25'	No
Distance from left side property line	64.8	25'	No
Height of New Structure (measured from the average finished grade to highest peak)	< 35'	< 35'	No
Percentage Building Coverage (All existing and proposed structures)	2.4%	20%	No
Percentage Lot Coverage (impervious/pervious structures and surfaces) <u>RLD ZONING DISTRICT ONLY</u>	10%		No

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, the system shall be designed by a NYS licensed professional engineer.

9. Contractor Information:

TBD

General Contractor:

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

10. Project exceeds (Including Labor) \$10,000?

YES

NO

IDENTIFICATION OF POTENTIAL CONFLICTS OF INTEREST

(Required by NYS General Municipal Law § 809)

1. **If the Applicant is an Individual:** Is the applicant or any of the immediate family members of the applicant (including spouse, brothers, sisters, parents, children, grandchildren, or any of their spouses) related to any officer or employee of the Town of Canandaigua? YES ☒ NO
2. **If the Applicant is a Corporate Entity:** Are any of the officers, employees, partners, or directors, or any of their immediate family members (including spouse, brothers, sisters, parents, children, grandchildren, or any of their spouses) of the company on whose behalf this application is being made related to any officer or employee of the Town of Canandaigua? YES ☒ NO
3. **If the Applicant is a corporate entity:** Are any of the stockholders or partnership members (holding 5% or more of the outstanding shares), or any of their immediate family members (including spouse, brothers, sisters, parents, children, grandchildren, or any of their spouses) of the company on whose behalf this application is being made related to any officer or employee of the Town of Canandaigua? YES ☒ NO
4. **If the Applicant has made any agreements contingent upon the outcome of this application:** If the applicant has made any agreements, express or implied, whereby said applicant may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of this application, petition, or request, are any of the parties to said agreement officers or employees of the Town of Canandaigua? YES ☒ NO

If the answer to any of the above questions is YES, please state the name and address of the related officer(s) or employee(s) as well as the nature and extent of such relationship:

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

Please note that the **Property Owner** is responsible for all consultant fees during the review of this application including legal, engineering, or other outside consultants. Applications submitted to the Town of Canandaigua Planning Board will normally receive chargeback fees of at least five hours to ten hours for planning services including intake, project review, resolution preparation, SEQR, and findings of fact. PLEASE NOTE that the number of hours will be SIGNIFICANTLY INCREASED due to incomplete applications, plans lacking detail, or repeated continuations. Subdivision applications and larger commercial or industrial projects traditionally require more hours of engineering, legal, and other consultant review and preparation and will incur higher costs. Applications for new construction may be referred to the Town Engineer for engineering review which may include at least an additional eight to twelve hours of review time. The **Property Owner** will also be responsible for legal fees for applications submitted to the Town of Canandaigua Planning Board, Zoning Board of Appeals, or the Town of Canandaigua Development Office. Fees for engineering and legal expenses traditionally range between one hundred and one hundred fifty dollars per hour. A copy of the Town's annual fee schedule is available upon request from the Development Office or the Town Clerk's Office. The **Property Owner's** signature below indicates that the **Property Owner** understands that the **Property Owner** will be responsible for all outside consultant fees incurred as a result of the submitted application, and consents to these charges. Additionally projects approved by the Town of Canandaigua Planning Board may be required to pay a parks and recreation fee as established by the Town Board (currently \$ 1,000 per unit) if required as part of the conditions of approval.

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

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

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 sheets, and the plans and specifications annexed hereto.

Owner's Signature: Thomas H. Andrews

Date: 2/28/17

**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		
Recreation Fee		
Drainage District Fee		
Total Permit	(non-refundable)	

Applicant (Owner) Thomas Andrews 317-714-3649  
TELEPHONE #/EMAIL  
Address 4690 North Road  
STREET TOWN, VILLAGE, CITY COUNTY ZIP  
Site Location Canandaigua Ontario 14424  
STREET TOWN, VILLAGE, CITY COUNTY ZIP

1. This information is submitted in support of the application for specific waiver from the standards of 10NYCRR Appendix 75A, Wastewater Treatment Standards - Residential On Site Systems.

Proposed design cannot meet standards of Appendix 75-A for the following reasons:

- ☐ Separation distance cannot be achieved (see 75-A.4(b), Table 2, Separation Requirements)  
☒ Excessive slope (see 75-A.4a(1), Soil and Site Appraisal)  
☐ Proposed design and or technology  
☐ Other \_\_\_\_\_

2. Provide a brief description of design criteria which will mitigate noncompliance with requirements of Appendix 75-A. Include a detailed design, record of soil/site investigation and evaluation and a site plan which depicts conditions of concern existing on parcels abutting the site location including but not limited to location of wells, water bodies and wetland.

Soil Analysis proved High seasonal groundwater  
and heavy clay soil w/ percolation rate over 60 minutes per inch  
Design provides the use of raised fill system per Appendix 75-A.

3. Signature of Applicant and Professional Engineer/Registered Architect

I Thomas Andrews (Applicant) acknowledge that this request for waiver is necessary because an on-site wastewater treatment system at this property cannot meet the referenced standards of 10NYCRR, Appendix 75-A.  
TYPE OR PRINT NAME I accept the system design as proposed.

Thomas H Andrews 2/28/17  
SIGNATURE DATE

I Brennan Marks (Professional Engineer/Registered Architect) acknowledge that this request for waiver from standards of 10NYCRR, Appendix 75-A is necessary because one or more conditions prevent construction of an on-site wastewater treatment system that is compliant with standards of Appendix 75-A. By my signature, the proposed design will provide a degree of protection equivalent to the intent of Appendix 75-A and will not result in an increased risk to public and environmental health.  
TYPE OR PRINT NAME

[Signature] 3/28/17 098182  
SIGNATURE DATE NYS LICENSE #

### For Health Department Use Only

Based upon the information provided in this application to waive the referenced standards of Appendix 75-A and in accordance with 10NYCRR Section 75.3 and 75.6(b), the waiver requested is hereby:

- ☐ Approved: Install as proposed  
☐ Approved: Install with the following conditions: \_\_\_\_\_  
☐ Denied, for the following reasons: \_\_\_\_\_

This waiver may be revoked if any proposals are modified or site conditions change that were considered for approving this waiver.

HEALTH DEPARTMENT REPRESENTATIVE

SIGNATURE

DATE