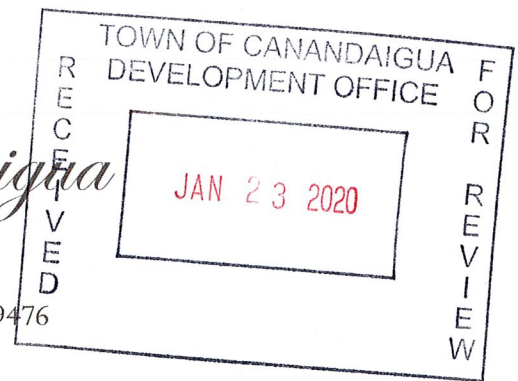


Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

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



PLANNING BOARD APPLICATION FINAL SUBDIVISION APPROVAL

CPN#: 20-004

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

1. Name and address of the property owner: Anthony Casciano & Cynthia Drohan-Casciano
5157 Overlook Lane Canandaigua, NY 14424
Telephone Number of property owner: 585-503-8458
Fax # _____ E-Mail Address: dendroh@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*: Gerber Homes & Additions, LLC
1260 Ridge Road Ontario NY 14519
Telephone Number of Applicant: 315- 524-7890 x 104
Fax # 315- 524-7994 E-Mail Address: danille@gerberhomes.com

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

3. Subject Property Address: 5157 Overlook Lane
Nearest Road Intersection: Overlook Lane and Buffalo Street Extension
Tax Map Number: 83.10-1-38.000 Zoning District: PUD

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

☒ Yes ☐ No

If yes, what has changed? _____
Finish grade of the single-story single family house on Lot 38 of the Old Brookside Subdivision
was constructed 3.0 ft higher than the approved grade. Please note several other homes in the
subdivision are two story homes and the grade was adjusted to meet field conditions and fits in with
the grade of the other houses in the subdivision.

(continued on back)

No Subdivision is proposed with this application

5. Description of subject parcel to be subdivided: Size: n/a acres Road Frontage: n/a ft
6. Number of proposed parcels (including subject parcel to be subdivided): n/a
7. Size of all proposed parcels and road frontage for each lot (including remaining lands):

Lot #	Proposed Size	Proposed Road Frontage
1 38	Ex. Size = 14,596 sf	Ex. Road Frontage = 166.47'
2		
3		
4		
5		

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

9. Describe the current use of the property:
Single Story Single Family Home

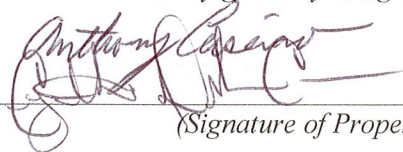
10. Describe the proposed use of the property and nature of the proposed subdivision:
Existing Residential Subdivision

11. Is any portion of the property subject to a purchase and sale contract, option, right of first refusal, development rights agreement, lien or other encumbrance that may benefit any party other than the applicant? YES NO X

If yes, then please set forth the name, address, and interest of any such party including a copy of the documents which create the potential beneficial interest.

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

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

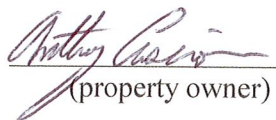


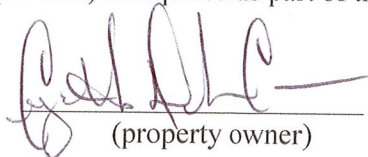
(Signature of Property Owner)

1/14/2020
1/14/2020
(Date)

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

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

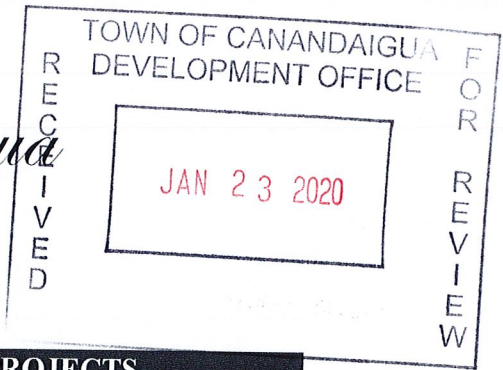

(property owner)


(property owner)

*Property Owner equals Applicant
Applicant is "Gerber Homes"

Town of Canandaigua

5440 Routes 5 & 20 West
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FINAL SUBDIVISION CHECKLIST – PHASED PROJECTS

Applicant Name: Gerber Homes Additions, LLC

Applicant Address: 1260 Ridge Road Ontario, New York 14519

Applicant Phone Number: 315-524-7890 x 104

Subject Property(ies) Address(es): 5157 Overlook Lane Canandaigua, New York 14424

Subject Property(ies) Tax Map # and Zoning District: 83.10-1-38.000 PUD

- A. What is the size (in acres or square footage) of parcel(s) to be subdivided?
n/a
- B. What are the exact sizes of all proposed parcels (in acres and/or square footage)? *Existing Lot 38= 14,596 sf*
1. _____ 2. _____ 3. _____ 4. _____
- C. What is the exact road frontage for each proposed parcel? *Existing Lot 38=166.47 ft*
1. _____ 2. _____ 3. _____ 4. _____

Chapter 174 Section 174-14 (Final Plat Checklist)	Shown on Plat by Applicant	Initial PRC Review	PRC Follow Up Review
A. The final subdivision plat shall be clearly marked as final and shall show thereon or be accompanied by:			
(1) All information provided on the approved preliminary plat as well as any improvements, modifications and additional information required as part of the preliminary approval;	X	✓	
(2) The names of developments and proposed streets. The Planning Board shall have the right to name new developments and streets in accordance with historic characteristics of the community and the Ontario County 911 addressing policy.	X	✓	
(3) which have first been approved by the Planning Board and Ontario County 911 Center;	X	✓	
(4) Detailed sizing and final material specification of all required improvements;	X	✓	
(5) Permanent reference monuments as required by any proper authority;	X	✓	
(6) A detailed plan identifying all lands, easements, and rights-of-way which shall be commonly owned with the identification of the association responsible for said ownership and method of managing the commonly owned properties.	X	X	
(7) Copies of other proposed easements deed restrictions and other encumbrances.	n/a	✓	

Chapter 174 Section 174-14 (Final Plat Checklist)	Shown on Plat by Applicant	Initial PRC Review	PRC Follow Up Review
(8) Protective covenants, if any, in a form acceptable for recording;	n/a	✓	
(9) Cost estimates for improvements where surety may be required by the Planning Board including but not limited to: landscaping and storm water and erosion control measures. Refer to § 174-32 of this Chapter;	n/a	✓	
(10) The owner shall tender offers of cession, in a form certified as satisfactory by the Town Board Attorney, of all land included in streets, highways or parks not specifically reserved by the owner. Although such tender may be irrevocable, approval of the site plan by the Planning Board shall not constitute an acceptance by the Town of the dedication or gift of any street, highway or park or other open public areas. A dedication or gift of any such improvements may only be accepted by resolution of the Town Board.	n/a	✓	

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

Danielle Shaffer Herben agent
Signature of Applicant

1.8.2020
Date