

Town of Canandaigua

5440 Route 5 & 20 • Canandaigua, NY 14424 • (585) 394-1120
townofcanandaigua.org

TOWN OF CANANDAIGUA
R. DEVELOPMENT OFFICE

APR 29 2022

NEW STRUCTURE/ADDITION BUILDING PERMIT APPLICATION

1. **Subject Property** Address: 5164 Overlook Lane Canandaigua NY
Tax Map Number: _____ Zoning District: _____

2. **Property Owner:** Name(s): Chris and Amanda Reynolds
Address: 5164 Overlook Lane Canandaigua NY
Telephone: 315-573-0550 Email: amanda.reynolds2218@gmail.com
315-573-3953

3. **Applicant (if not property owner):** Name(s): _____
Address: _____
Telephone: _____ Email: _____

Scope of work – including the **total square footage** of the project if applicable:

Build a 12' x 20' 2nd story deck with stairs to the ground.
The deck ~~will~~ will be 240 square feet, the stairs landing/steps
will be 60 square feet.

5. **Contractor Information:**

General Contractor: Chris Reynolds
Address: 5164 Overlook Lane Cdga
Telephone: 315-573-3953 Email: amanda.reynolds2218@gmail.com

CONTRACTOR INSURANCE CERTIFICATES REQUIRED PER NYS:

WORKER COMPENSATION (C-105.2 or U-26.3) and (DISABILITY) DB-120.1

OR

CONTRACTORS & HOMEOWNERS MAY COMPLETE A CERTIFICATE OF ATTESTATION OF EXEMPTION (CE-200)

*PLEASE NOTE THAT WE CANNOT ACCEPT ACORD FORMS AS PROOF OF INSURANCE. THANK YOU.

6. NEW STRUCTURE INFORMATION

1. What is the area (ft ²) of the proposed 1st floor ?	
2. What is the area (ft ²) of the proposed 2nd floor ?	
3. What is the area (ft ²) of the proposed garage ?	
4. What is the area (ft ²) of the finished basement ?	
5. What is the area (ft ²) of the proposed deck(s) ?	300 ft ²
6. What is the area (ft ²) of the proposed porch(es) ?	
7. What is the area (ft ²) of the proposed patio(s) ?	
8. What is the area (ft ²) of any proposed accessory structure(s) ?	
What is the total area (ft ²) of items 1 - 8?	300 ft ²

7. NEW STRUCTURE ZONING INFORMATION

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			
Distance from rear property line	20.2'	30.0'	30.0'
Distance from right side property line			
Distance from left side property line			
Height of New Structure	10'		
Percentage Building Coverage (All existing and proposed structures)			
Percentage Lot Coverage <u>RLD ZONING DISTRICT ONLY</u>			

8. EARTHWORK

Square feet (SF) of area to be disturbed:

N/A
(length (ft) x width (ft) = SF)

Cubic yards (CY) to be excavated:

N/A
(length (ft) x width (ft) x depth (ft) divided by 27 = CY)

9. ENVIRONMENTAL IMPACT

Will this structure be built within:

- a. 100 ft of the bed of a stream carrying water on an average 6 months of the year?

YES

NO

- b. 100 ft of a NYS DEC wetland?

YES

NO

- c. Close proximity to a federal wetland?

YES

NO

(If yes, setback to wetland? _____ ft.)

- d. Steep slopes equal to or greater than 15%?

YES

NO

- e. A wooded area greater than 5 acres?

YES

NO

- f. Is an existing structure over 50 years old to be demolished?

YES

NO

(If yes, please contact Town Historian at
585-944-1506)

10. PROFESSIONALLY PREPARED PLANS

Per Article 145 of NYS Education Law - To alterations to any building or structure costing more than twenty thousand dollars or to projects which involve changes affecting the structural safety or public safety - No official of NY state, or of any city, county, town or village therein, charged with the enforcement of laws, ordinances or regulations shall accept or approve any plans, specifications, or geologic drawings or reports that are not stamped.

Project Cost (Including Labor) exceeds \$20,000?

YES

NO

11. IDENTIFICATION OF POTENTIAL CONFLICTS OF INTEREST

(Required by NYS General Municipal Law § 809)

- a. ***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
- b. ***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
- c. ***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
- d. ***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.***

12. 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.

Owner's Signature: _____

C. J. Reynolds

Date: 4/21/2022

All applications made to the Town for new uses or development will be reviewed for compliance to the Town of Canandaigua Code and Uniform Code. Additional information may be required by the Zoning Officer or Code Enforcement Officer to complete a review and issue permit.

**PLEASE INCLUDE APPLICABLE CONSTRUCTION PLANS
AND A SITE PLAN DETAILING THE PROPOSED PROJECT.**

The undersigned represents and agrees as a condition to the issuance of this permit 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.

Owner's Signature:  Date: 3/17/2022

Owner's Signature:  Date: 3/17/2022

PERMIT WILL NOT BE ISSUED WITHOUT PROPERTY OWNER(S) SIGNATURE.

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

ADDRESS: _____ DESCRIPTION: _____

For Office Use Only

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

YES **NO**

Application has been reviewed by Planning Board and all approval(s) required have been granted?

N/A **YES** **NO** Approval Date: _____

Application has been reviewed by Zoning Board and all variances(s) required have been granted?

N/A **YES** **NO** Approval Date: _____

Zoning Officer

Date

Floodplain Development Permit Required?

YES **NO**

Flood Hazard Area: _____ FEMA FIRM Panel # _____

Within environmentally sensitive, open, deed restricted or conservation easement area?

YES **NO**

Comments: _____

Permit Application Approved?

YES **NO**

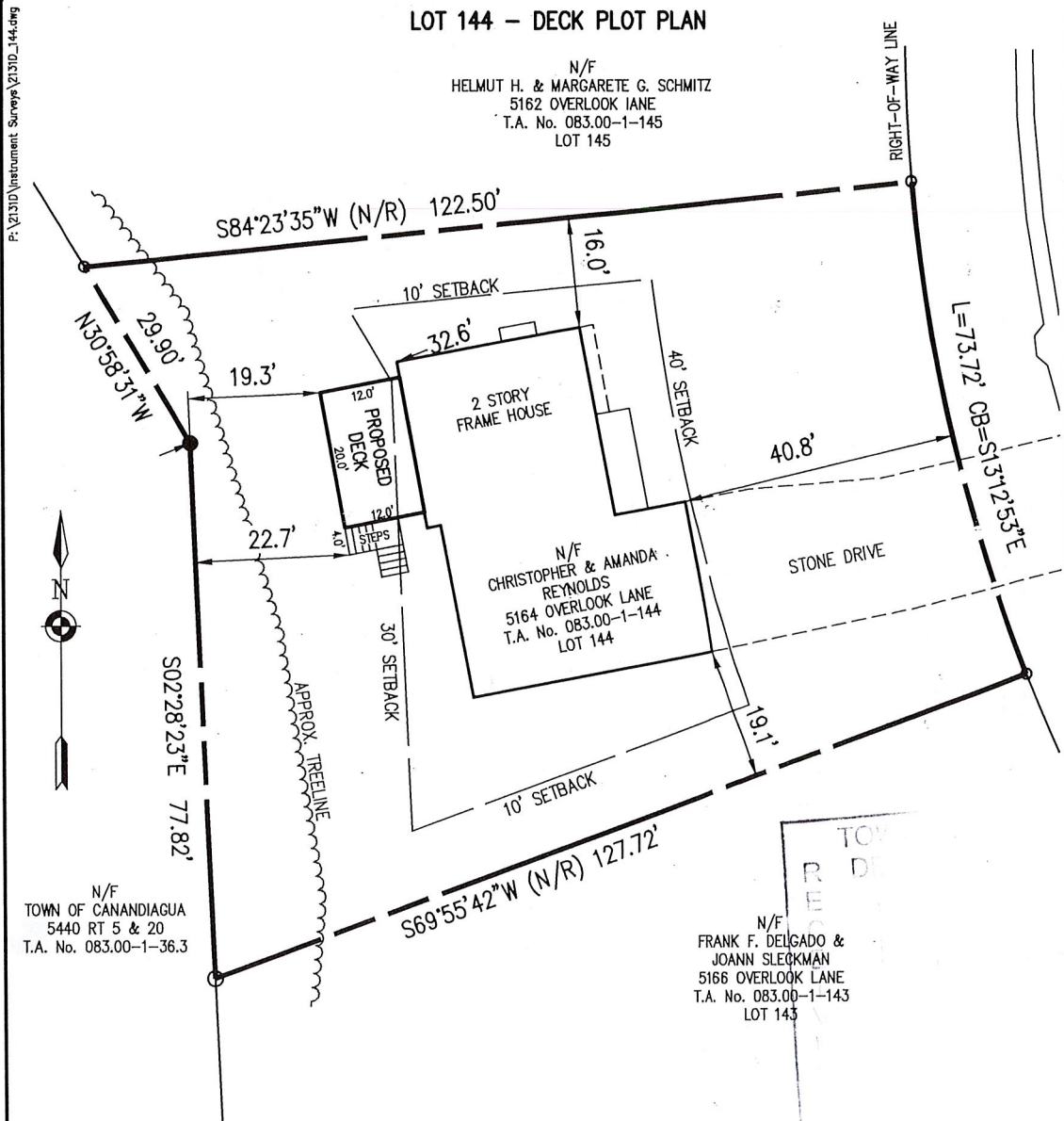
Code Enforcement Officer

Date

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

LOT 144 - DECK PLOT PLAN

N/F
HELMUT H. & MARGARETE G. SCHMITZ
5162 OVERLOOK LANE
T.A. No. 083.00-1-145
LOT 145



N/F
TOWN OF CANANDAIGUA
5440 RT 5 & 20
T.A. No. 083.00-1-36.3

N/F
FRANK F. DELGADO &
JOANN SLECKMAN
5166 OVERLOOK LANE
T.A. No. 083.00-1-143
LOT 143

REFERENCES:

1. A PLAN ENTITLED "OLD BROOKSIDE SUBDIVISION, SECTION 5, FINAL, SUBDIVISION PLAT," PREPARED BY BME ASSOCIATES AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 32979
2. A PLAN ENTITLED "OLD BROOKSIDE SUBDIVISION, SECTION 6, FINAL, SUBDIVISION PLAT," PREPARED BY BME ASSOCIATES AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP NO. 34143.
3. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

NOTES:

- 1 SETBACK REQUIREMENTS:
FRONT YARD: 40 FEET
SIDE YARD: 10 FEET
REAR YARD: 30 FEET*

* PER TOWN OF CANANDAIGUA TOWN BOARD RESOLUTION DATED MAY 16, 2006 THE MINIMUM REAR SETBACK WAS CHANGED FROM 40 FEET TO 30 FEET.

THIS MAP AND THE INFORMATION SHOWN HEREON IS NOT TO BE USED WITH AN "AFFIDAVIT OF NO CHANGE." BME ASSOCIATES ASSUMES NO LIABILITY TO THE PARTIES NOTED HEREON OR TO ANY FUTURE OWNER, TITLE COMPANY, GOVERNMENTAL AGENCY, ATTORNEY, OR LENDING INSTITUTION IN THE EVENT THAT THIS MAP IS USED WITH AN "AFFIDAVIT OF NO CHANGE," OR SIMILAR INSTRUMENT.
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BME ASSOCIATES

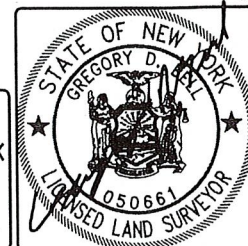
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FAX 583-377-7309

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OLD BROOKSIDE SUBDIVISION, SEC. 6
TOWN OF CANANDAIGUA ONTARIO COUNTY NEW YORK

DRAWN BY: GDB
DATE: 3-30-22

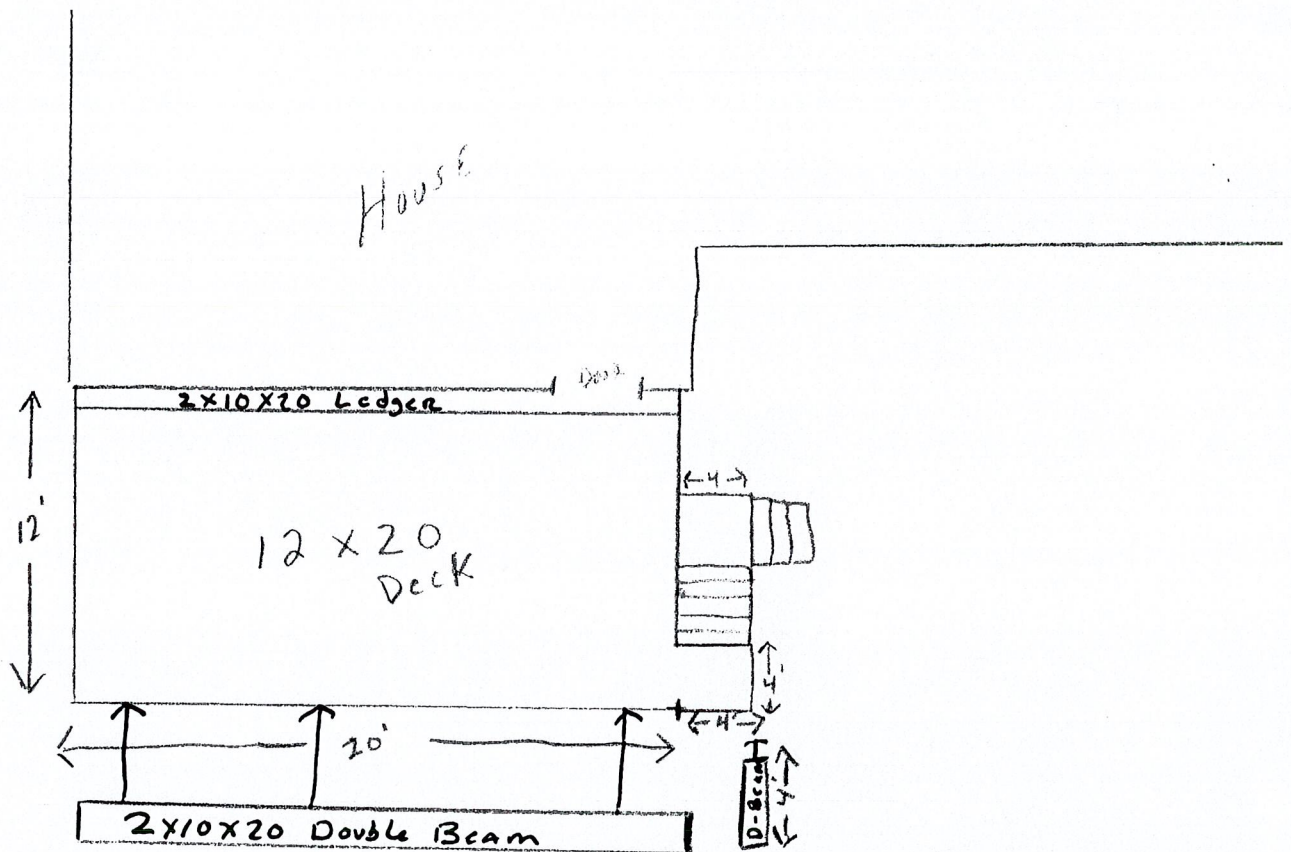
SCALE: 1"=20'
DWG NO: 2131D-65A



*REVISED PER CLIENT COMMENTS 3/31/22 GDB

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FOR REVIEW



- ALL Treated Frame.
- 4x6 - post 42" deep.
- 2x10 - Ledger Copper Buckle
- 2x10 - Double Beam.
- 2x10 - Joist's
- 2x10 - Joist Hangers
- Hurricane Hangers
- Structural Screws
- TREX Decking + with screws.
- Vinyl Railings - 36"
- Deck Height 10' off Ground
- 4'x4' Landing for stairs
- Stair Railings 36" Both sides

