

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
	APR 17 2020	

PLANNING BOARD APPLICATION SINGLE-STAGE REVIEW SUBDIVISION APPROVAL

CPN #: 20-027

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

1. Name and address of the property owner: Samuel Casella ^{ck# 3834}
4044 Woolhouse Rd, Canandaigua NY 14424
Telephone Number of property owner: 585-394-9359
Fax # _____ E-Mail Address: SJcasella Jr@Frontier.net.net

**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*: NA
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: _____
Nearest Road Intersection: _____
Tax Map Number: 111.00-1-31.300 Zoning District: _____

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

6. Description of subject parcel to be subdivided: Size: _____ acres. Road Frontage: _____ ft

7. Number of proposed parcels (including subject parcel to be subdivided): 4

8. Size of all proposed parcels and road frontage for each lot (including remaining lands):

Lot #	Proposed Size	Proposed Road Frontage
1		
2		
3		
4		
5		

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

10. Describe the current use of the property:

agricultural use

11. Describe the proposed use of the property and nature of the proposed subdivision:

subdivision property will remain in their current use, until/if subdivided parcels are used as home sites.

12. 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 ☒

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.

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.

Samuel J. Casella
(property owner)

(property owner)

CK#
3834

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

Samuel J. Casella
(Signature of Property Owner)

4/10/20
(Date)

FOR TOWN USE ONLY

Circle Type of Application:

Special Use Permit

Site Plan Approval

Subdivision

Use Variance

Circle Review Authority:

Zoning Board of Appeals

Planning Board

Town Board

Notice Provision:

Date when written notice of the application described in Part I was provided to the land owners identified in the Agricultural Data Statement.

Date referral sent to the Ontario County Planning Department:

Name of Official Completing Form

Date

Town of Canandaigua

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AGRICULTURAL DATA STATEMENT

CPN #: _____

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: Samuel J. Casella

4044 Woolhouse Rd, Canandaigua NY 14424

B. Name and Address of Applicant: _____

Samuel

C. Description of the proposed project: subdivide 2 parcels to create a

legal building parcel (lot) from each one.

D. Project Location: ^{#1} 4047 Woolhouse Rd, Cdga. NY / ^{#2} Woolhouse Rd, Cdga. NY

no number

E. Tax Map #: 322400 111.00-1-31.100 / 322400 111.00-1-29.113

F. Is any portion of the subject property ^Scurrently being farmed? ☒ Yes ☐ No
Both

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. Alex Burt

2. Gerald Strickland

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.