

Town of Canandaigua

5440 Route 5 & 20
 Canandaigua, NY 14424
 Phone: (585) 394-1120 / Fax: (585) 394-9476
 www.townofcanandaigua.org

TEAR DOWN / REBUILD HOUSE PERMIT APPLICATION

1. **Subject Property** Address: _____
 Subject Property Tax Map Number: _____ Zoning District: _____
 Lot Size (in square feet or acres): _____

2. Name and Address of **Property Owner**: _____

 Telephone Number / E-mail Address: _____

3. Name and Address of **Applicant** if not property owner: _____

 Telephone Number / E-mail Address: _____

4. _____

EXISTING STRUCTURE INFORMATION	TO BE REMOVED	SQUARE FOOTAGE
Principal Building (Total Living Space -- all floors)	YES / NO	
Attached / Detached Garage	YES / NO	
Attached Decks / Porches	YES / NO	
Accessory Buildings / Structures (storage sheds, agricultural buildings, pole barns, pool decks, etc.): _____	YES / NO	_____
_____	YES / NO	_____
_____	YES / NO	_____
TOTAL SQUARE FOOTAGE OF ALL EXISTING STRUCTURES:		

5. **New construction in excess of 1,000 square feet**, the property owner shall submit a One-Stage Site Plan prepared by a NYS licensed professional engineer and/or surveyor in accordance with Section 220-69-C and 220-70-B (see Town website for Planning Board application).

New construction 1,000 square feet or less, the property owner shall submit a Sketch Site Plan in accordance with Chapter 220 Section 220-66 (see Town website for Sketch Plan checklist).

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

6.

NEW STRUCTURE INFORMATION	SQUARE FOOTAGE
1. What is the square footage of the 1st Floor ?	
2. What is the square footage of the 2nd Floor ?	
3. What square footage of the Garage ?	
4. What square footage of the Finished Basement ?	
5. What square footage of the Deck(s) ?	
6. What square footage of the Porch(es) ?	
7. What square footage of any Accessory Structure(s) ?	
8. What is the total square footage of items 1 – 7 above?	

7.

Dimensional Description	Applicant to Complete		Development Office Staff to Complete	
	EXISTING Structure	NEW Structure	Required By Code	Variance Required
Distance from the road right-of-way				
Distance from rear property line				
Distance from right side property line				
Distance from left side property line				
Height of New Structure (measured from the average finished grade to highest peak)				
Percentage Building Coverage (All existing and proposed structures)				
Percentage Lot Coverage (impervious/pervious structures and surfaces) <u>RLD ZONING DISTRICT ONLY</u>				

***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 in the ZBA / PB decision sheet, and the plans and specifications annexed hereto.

Owner's Signature: _____ **Date:** _____

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 further 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		
Soil Erosion Permit		
Recreation Fee		
Demolition Permit Fee		
Total Permit Fee	(non-refundable)	