

Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424 • (585) 394-1120

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Uptowne Pointe LLC
PROPERTY ADDRESS: 0000 Brickyard/ Tax Map #70.00-1-67.111
ZONING DISTRICT: I- Industrial

CANANDAIGUA TOWN CLERK

JUN 27 2022

RECEIVED

[Signature]

Determination Reference:

- Application for One Stage Site Plan Approval, dated 06/01/2022, received on 06/01/2022
- Plan titled, *Lot 2 Site Plan Uptowne Pointe LLC*, prepared by Rocco A Venezia, Land Surveyor, dated 05/31/2022, revised 06/16/2022, received 06/17/2022.

Project Description and Project Considerations:

- The Applicant is requesting Single Stage Site Plan Approval for construction of one 100' x 56' mini-storage building.

Determination:

- Storage buildings are a permitted use in the I-Industrial District. Will this be 24 hour access to each unit? Is there a gate proposed at the road and fence around the perimeter to limit access?
- Site Plan is missing the following;
 1. Name of owners of all abutting land.
 2. Show ALL proposed building setbacks from each property line.
 3. No existing vegetation shown.
 4. No NRI features are shown- plan notes property is located in a Flood Hazard Zone but the boundary is not depicted.
 5. Existing and proposed contours are not shown.
- A landscaping should be considered by the Planning Board.
- Off-street parking areas for more than five vehicles shall be screened on the side yards by a fence, masonry wall, landscaped berm or compact evergreen hedge. Such wall or hedge shall not be less than six feet in height and shall be maintained in good condition.
- Applicant needs to submit the recorded subdivision plat for the Uptown Pointe subdivision with proper Tax Map numbers for the new lots.
- The Auburn Trail easement from prior subdivision approval should be shown on the plan.
- On 4/26/2022, the Planning Board approved the Uptowne Pointe subdivision. One of the conditions was each lot requiring coverage under NYS SPDES and required the preparation of a Stormwater Pollution Prevention Plan. This should be submitted as there is an additional site plan proposed for Lot 1.

Referral to Town Planning Board:

Site plan approval is required for development which exceeds 1,000 square feet in the I-Industrial district.

**** Due to the number of unmet requirements for a complete site plan, this will not be placed on a Planning Board agenda until it is deemed complete.**

CODE SECTIONS: Chapters §1-17; §220-9(F); §220-26; §220-69/70, §220-73/76

DATE: 6/27/22

BY: Shawna E Bonshak
Shawna E Bonshak - Town Planner/Zoning Officer

NYS Town Law, Section 267-a(5)(b), an appeal may be made to the ZBA within 60 days of the date of this determination.

c: Binder
Property Owner
Town Clerk