

# *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 (LOT 2)

**ZONING DISTRICT:** I- Industrial

### **Determination Reference:**

- Application for One Stage Site Plan Approval, dated 06/01/2022, received on 06/01/2022.
- Plans titled, *One Stage (Preliminary/Final) Site Plan for Lot#2 Uptowne Pointe LLC*, prepared by Joyce Consulting Group, PC, dated 08/18/2022, received 08/18/2022.
- McAlpin barn elevations, dated 9/16/2022, received 9/16/2022.

### **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:**

- Application meets zoning schedule requirements for the I-Industrial District.
- Mini-storage buildings are a permitted use in the I-Industrial District.
- Lighting plan is required.
- Show landscaping detail.
- 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.
- Applicant needs to submit the recorded subdivision plat for the Uptowne Pointe subdivision with proper Tax Map numbers for the new lots.
- On 4/26/2022, the Planning Board conditioned the Uptowne Pointe subdivision with each lot requiring coverage under NYS SPDES and the preparation of a Stormwater Pollution Prevention Plan- **please submit.**

### **Referral to Town Planning Board:**

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

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

DATE: 9/22/22

BY: 

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

**CANANDAIGUA TOWN CLERK**

**SEP 23 2022**

**RECEIVED** 