

## 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 1)

**ZONING DISTRICT:** I- Industrial

**Determination Reference:**

Application for One Stage Site Plan Approval, dated 06/01/2022, received on 06/01/2022.

Statement of Operations, dated 9/16/2022, received 9/16/2022.

Plans titled, *One Stage (Preliminary/Final) Site Plan for Lot#1 Uptowne Pointe LLC*, prepared by Joyce Consulting Group, PC, dated 08/18/2022, received 08/18/2022.

Elevation of building, titled "David Zaborowski," dated 05/19/2022, received 09/16/2022.

**Project Description and Project Considerations:**

The Applicant is requesting Single Stage Site Plan Approval for construction of two (2) mini-storage buildings.

**Determination:**

- Application meets zoning schedule requirements for the I-Industrial District.
- Mini-storage buildings are a permitted use in the I-Industrial District. Description details "storage buildings" but the plan labels them as "frame building." Applicant states the use of the buildings changed from shop/storage building for a local business to a mini storage; the building footprint has not changed, and elevation is labeled, "David Zaborowski." **please explain.**
- 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 Uptown 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.

CANANDAIGUA TOWN CLERK

SEP 23 2022

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

DATE: 9/22/22

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

RECEIVED *PD*

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