

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** Terry Dekouski  
**PROPERTY ADDRESS:** 0000 Thomas Road  
**TAX MAP NUMBER:** 70.00-1-2.111  
**ZONING DISTRICT:** R-1-30

CANANDAIGUA TOWN CLERK

JAN 31 2023

RECEIVED

### DETERMINATION REFERENCE:

Application for "Single-Stage Subdivision" dated 12/22/22, received on 12/22/22.  
Plan titled, "Subdivision plan showing land at 2361 Brickyard Road," prepared by Rocco Venezia, Land Surveyor, dated 12/20/22, received 12/22/22.

### PROJECT DESCRIPTION:

Applicant is requesting Single-Stage subdivision approval to subdivide existing approx. 28.876 acre parcel to create two (2) new residential lots; Lot 1 at approx. 7.238 acres and Lot 2 at approx. 21.888 acres.

### DETERMINATION:

1. Site Plan approval will be required for future development on any of the new lots.
2. The Plat will need to be marked as final and shall include a note that no preliminary subdivision review was required.
3. Original subdivision plan was approved by the Planning Board on 4/26/2022, with conditions.
4. The applicant is seeking the same approval as it lapsed due to no final plans being submitted for Chairman's signature.

### REFERRAL TO PLANNING BOARD FOR:

All plans for divisions of land within the Town of Canandaigua require Planning Board approval.

**CODE SECTIONS:** Chapter §1-17; §174; §174-10; §220

DATE: 1/31/23

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

**CPN- 2022-105**

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