

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Sutter Creek LLC

**PROPERTY ADDRESS:** 2790 County Road 10/ Tax Map #71.00-1-25.1

**ZONING DISTRICT:** I- Industrial

### **Determination Reference:**

Application for One Stage Site Plan, dated 10/31/2022, received on 11/1/2022.

Plan titled, Proposed Boat Storage Facility Sutter Creek, LLC, prepared by Grove Engineering, PLLC, dated 10/26/2022, received 11/01/2022.

### **Project Description and Project Considerations:**

The Applicant is requesting Single Stage Site Plan Approval for construction of a 148' x 80' commercial boat storage facility.

### **Determination:**

**Application is incomplete at this time.** Please submit/clarify the following:

- a. Submit an application for Amended Special Use Permit.
- b. Clarify and identify ALL outdoor boat storage areas and dimensions, total square footage and boundaries.
- c. The addition of a third building pushes the site over 2 acres of impervious surface therefore stormwater mitigation should be addressed.
- d. Show the cross-access easement for the driveway which spans two properties: full detail and delineation.
- e. Provide an existing conditions plan, stamped, and signed. Additionally, the full extent of both properties needs to be shown.
- f. Label all the Natural Resource Inventory (NRI) features on the plans.
- g. Update the Zoning chart on the plans to reflect what is proposed.
- h. Do a general clean up of the plans and add additional sheets if necessary, in order to reduce the clutter. Plans are hard to read.

**CANANDAIGUA TOWN CLERK**

### **Referral to County Planning Board:**

Site's proximity to NYS Route 332.

DEC - 1 2022

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

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

**CODE SECTIONS:** Chapters §1-17; §220-26; §220-69/70

DATE: 12/1/22

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