

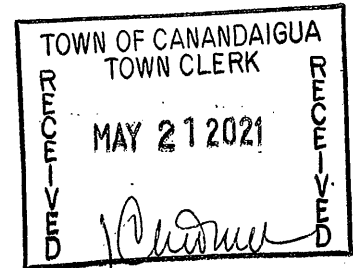
# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** West Corners, LLC  
**PROPERTY ADDRESS:** 2970 County Road 10  
**TAX MAP NUMBER:** 84.00-1-17.111  
**ZONING DISTRICT:** IND - Industrial



### DETERMINATION REFERENCE:

- Application for Single-Stage Subdivision, dated 5/11/2021. Received for review by Town on 5/12/2021.
- Plans titled, "Subdivision of Lands of West Corners LLC" by Freeland-Parrinello Land Surveyors, dated 5/12/2021, no revisions noted, received by the town on 5/12/2021.

### PROJECT DESCRIPTION:

- Applicant proposes to subdivide a 13.43acre± parcel into two parcels. Lot #1 (2.286 acres) & Lot #2 (11.246 acres)

### DETERMINATION:

- Proposed lot #2 fronts on County Road 10 and County Road 46. Double-frontage lots are prohibited, except where employed to prevent vehicular access to major traffic streets or where otherwise required by unusual topographic conditions.
- All resulting lots are of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the underlying Industrial Zoning District.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as the parcels are adjacent to a bordering Municipality (Town of Hopewell), adjacent to an agricultural district, and border on County Roads 10 and 46.

### REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant requires an area variance to permit Lot #2 to front on two public roadways.

### REFERRAL TO PLANNING BOARD FOR:

- All plats for all proposed subdivisions shall be filed with the Planning Board for approval.

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

**DATE:**

5/21/2021

**BY:**

Chris Jensen EE MCP – Zoning/Code Enforcement Officer

**CPN- 2021-043**

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