

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Gregory Westbrook
PROPERTY ADDRESS: 0000 County Road 10
TAX MAP NUMBER: 84.00-1-19.000
84.00-1-20.110
84.00-1-20.120
84.00-1-43.100
ZONING DISTRICT: Community Commercial/MUO-3

DETERMINATION REFERENCE:

- Application for Two Stage Preliminary Site Plan, dated 02/08/2017, received for review by Town on 02/17/2017.
- Application for Lot Line Adjustment, dated 02/08/2017, received for review by Town on 02/10/2017.
- Full Environmental Assessment Form, dated 02/16/2017, received for review by Town on 02/17/2017.
- Plans titled "Overall Preliminary and Phase 1 Final Plans" by BME Associates, dated 02/01/2017, revised on 02/14/2017, received by the Town on 02/17/2017.
- Plans title "Baldwin Canandaigua Family Apartments Phase 1" by Glasow Simmons Architecture LLP, dated 11/29/2016, no revisions noted, received by the Town on 02/10/2017.

PROJECT DESCRIPTION:

- Proposed project to adjust lot lines and construct 48 apartment buildings containing 384 Units, 2 clubhouse buildings, and associated infrastructure.

DETERMINATION:

- As applicant is requesting local law adoption pursuant to Town Code Chapter 220 Section 33 MUO Districts, the Town Board will be responsible for reviewing and subsequently approving the setbacks, density requirements, lot width, building height, and other applicable zoning regulations proposed by the applicant.
- Proposed lot standards as noted in Plans by BME Associates:
 - o 75 ft. Setback from County Road ROW
 - o 30 ft. Setback from Internally Dedicated Road ROW
 - o 20 ft. Setback from Side and Rear Property Lines
 - o 35 ft. Maximum Building Height
 - o 35% Maximum Building Coverage (+ or - 3.6% provided)
- Applicant proposes 51% Minimum Open Space when 40% is required.
- Applicant proposes 895 total parking spaces when 768 are required.
- Proposed Landscaping plan provides 99 shade trees in parking lots when 90 trees are required.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity to County Highways.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for Preliminary Site Plan Approval.

CODE SECTIONS: Chapter §1-17; §220-73; §220-33; §220-77; §220-76

DATE: 2/24/17

BY: *Eric Cooper*
Eric Cooper – Zoning Officer

CPN- 013-17

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 File
Property Owner
Town Clerk

