

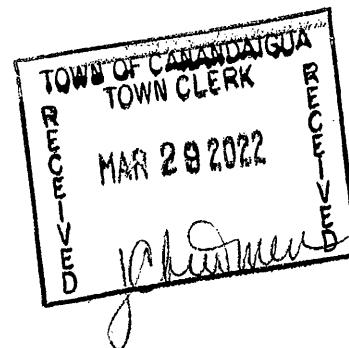
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Timber Wind LLC
PROPERTY ADDRESS: 6170 Dugway Road
TAX MAP NUMBER: 153.00-0-63.200
ZONING DISTRICT: RR-3



DETERMINATION REFERENCE:

- Application for "Single-Stage Subdivision" dated 3/01/2022, received on 3/01/2022.
- Waiver request to allow a subdivision with frontage on a private drive, with attached letter from applicant, dated 03/01/2022, received 03/01/2022.
- Plan titled, "Subdivision Plat prepared for Timber Wind, LLC," prepared by Venezia Professional Land Surveyors, dated 03/01/2022, received 03/24/2022.

PROJECT DESCRIPTION:

- Applicant is requesting Single-Stage subdivision approval to subdivide existing 22.215-acre parcel to create two (2) new residential lots; Lot 1 at 18.6444 acres and Lot 2 at 3.571 acres.

DETERMINATION:

- Proposed Lot 1 does not meet the minimum frontage requirement of 225 linear feet on a public road. The plan submitted shows 30 feet of frontage along a public road, Dugway Road.
- The applicant is proposing frontage along a private drive, i.e., the 60' ROW, per their waiver request, with the plans reflecting that.
- NYS Town Law enables the Planning Board to waive, if reasonable, any requirements for the approval, approval with modifications or disapproval of subdivisions. Waivers are subject to conditions and may be granted if such requirements or improvements are found NOT to be essential to public health, safety, and general welfare or inappropriate because of inadequacy or lack of connecting facilities adjacent to or in proximity to the subdivision.
- The Planning Board is therefore being asked to allow Proposed Lot 1 to have frontage along a private drive versus a public road.
- Note that with a waiver request, the Planning Board must make findings supporting its decision regarding a waiver.

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; §174-7; §174-10; §220

DATE: 3/29/22

BY:

Shawna Bonshak
Shawna Bonshak - Zoning Officer/Town Planner

CPN- 2022-15

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