

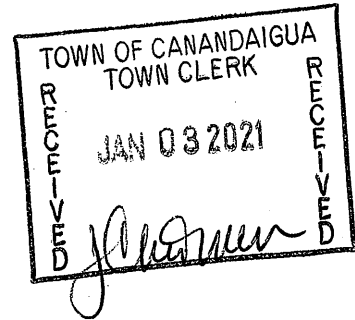
Town of Canandaigua

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 ID#: 153.00-1-63.200
ZONING DISTRICT: RR3



DETERMINATION REFERENCE:

- Application for Single-Stage Subdivision Approval, dated 12-7-2021, received for review by Town on 12-8-2021.
- Application for Area Variance, dated 12-7-2021, received for review by the Town on 12-8-2021.
- Subdivision Plat prepared for Timber Wind, LLC, by Venezia Land Surveyors, dated 10/19/2021, revised on 12/17/2021, received by the Town on 12/17/2021.

PROJECT DESCRIPTION:

- Applicant proposes to modify the parcel boundaries on the existing lot to create two new lots: Lot 1 at 18.644 acres and Lot 2 at 3.571 acres.
- Lot 1 has a proposed frontage of 30 linear feet when the zoning code requires 225 linear feet of frontage.

DETERMINATION:

- Lot 1 is of sufficient area but does not meet the minimum requirement for 225 linear feet of road frontage therefore 193 linear feet of zoning code relief is required.
- Proposed Lot 2 is of sufficient area and dimension to meet minimum requirements for zoning and building purposes in the RR3 zoning district.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant requires a 193-foot area variance for minimum lot width.

REFERRAL TO PLANNING BOARD FOR:

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

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

DATE: 12/30/21

BY:

Shawna Bonshak
Shawna Bonshak – Town Planner/Zoning Officer

CPN- 2021-098

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