

Town of Canandaigua

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Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Timber Wind LLC

CANANDAIGUA TOWN CLERK

PROPERTY ADDRESS: 6170 Dugway Road

TAX MAP NUMBER: 153.00-0-63.200

JUN 01 2022

ZONING DISTRICT: RR-3

RECEIVED

DETERMINATION REFERENCE:

- Application for "Single-Stage Subdivision" dated 5/31/2022, received on 6/1/2022.
- Plan titled, "Subdivision Plat prepared for Timber Wind, LLC," prepared by Venezia Professional Land Surveyors, dated 03/01/2022, revised on 5/23/2022, received on 5/23/2022.
- Easement Agreement between all parties subject to the shared 60' private right-of-way, received 05/31/2022,

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 18.306 acres and Lot 2 at 3.908 acres.

DETERMINATION:

- The Planning Board continued the Single-Stage Subdivision application on 4/26/2022 and 5/10/2022.
- Original Zoning Law Determination, dated 3/29/2022, was countered with CPN #2022-039 from Town Manager Finch, received on 5/2/2022.
- Staff worked with the Applicant on plan revisions that meet Town Code.
- Proposed Lot 1 meets the minimum frontage requirement of 225 linear feet on a private right-of-way as well as other requirements set forth in 220 Attachment 1 (Zoning Schedule).
- The applicant has submitted an agreement between all parties associated with the shared 60' private right-of-way.
- Proposed Lot #2 is in conformance with 220 Attachment 1 (Zoning Schedule).
- Individual site plan approval will be necessary if proposed in the future.

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; §220-16

DATE: 6/1/22

BY: Shawna Bonshak
Shawna Bonshak - Zoning Officer/Town Planner

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.

cc: Binder, Property Owner, Town Clerk