

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Meyer Communities, Inc.

PROPERTY ADDRESS: 0000 Emerson Road

TAX MAP NUMBER: 56.00-2-52.110

ZONING DISTRICT: FBC

DETERMINATION REFERENCE:

- Form Based Code Site Plan application (Sketch Plan), dated 01/17/2022, received 04/01/2022.
- Plans titled, "*Plan of Land Owned by Meyer Communities, Inc. Emerson Road & Firehall Road,*" prepared by James Meyer, dated 02/23/2022, received 04/01/2022.

PROJECT DESCRIPTION:

- Applicant ultimately proposes a multi-family townhome development (for rent), with 117 units, commercial space, and recreation facilities with clubhouse and pool. Current proposal is in Sketch Plan phase only.

DETERMINATION:

- The Planning Board members may suggest modifications to but shall NOT approve or disapprove the Sketch Plan. Comments made by individual Board members during Sketch Plan review shall not be interpreted as approval or disapproval by the Board nor shall they be interpreted to limit the scope of any subsequent review or approval of another plan.

REFERRAL TO PLANNING BOARD FOR:

- Applicants may choose to bring a Sketch Plan before the Planning Board prior to submission of a formal application.

CODE SECTIONS: Chapters §1-17; §220; §220-32

DATE: 4/20/22

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

CPN- 2022-032

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

CANANDAIGUA TOWN CLERK

APR 21 2022

RECEIVED

N. Doyle