

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** CANANDAIGUA COUNTRY CLUB, INC.

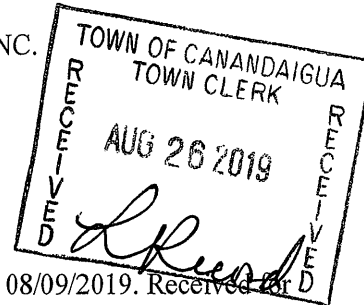
**PROPERTY ADDRESS:** 3280 FALLBROOK PARK

**TAX MAP NUMBER:** 98.00-1-39.111

**ZONING DISTRICT:** CC; R-1-20

**DETERMINATION REFERENCE:**

- Application for Single Stage Review Subdivision Approval, dated 08/09/2019. Received for review by Town on 08/09/2019.
- Plans titled "Canandaigua Country Club, Inc." by Venezia Land Surveyors and Civil Engineers, dated 08/16/2019, no revisions noted, received by the town on 08/16/2019.



**PROJECT DESCRIPTION:**

- Applicant proposes to subdivide parcel to create 22.830 Acre Lot 1 and 48.064 Acre Lot 2.

**DETERMINATION:**

- Existing land use as a Country Club is a Pre-Existing Non-Conformity.
- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the CC and R-1-20 zoning districts.

**REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:**

- This application is not required to be reviewed by the Ontario County Planning Board as it relates to the subdivision of land into two lots that meet all applicable local municipal code requirements. Exception #11.

**REFERRAL TO PLANNING BOARD FOR:**

- Planning Board Subdivision approval is required for the subdivision of a parcel of land.

**CODE SECTIONS:** Chapter §1-17; §174-10; §220-9; §220-19; §220-23; §220a Sch. 1 Zoning Schedule

**DATE:** 8/26/19

**BY:** Kyle Ritts  
Kyle Ritts – Zoning Inspector

**CPN- 19-064**

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