

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** 3904 West Lake Road LLC  
**PROPERTY ADDRESS:** 5200 Foster Road  
**TAX ID:** 126.00-1-46.400  
**ZONING DISTRICT:** R-1-30

### **DETERMINATION REFERENCE:**

- Application for Single-Stage Subdivision Approval, dated 10/07/2021. Received for review by Town on 10/06/2021.
- Plan titled, "Subdivision Plat Prepared for VNC Enterprises, Inc." by Rocco A. Venezia L.S., dated 10/05/2021, no revisions noted, received by Town on 10/06/2021.

### **PROJECT DESCRIPTION:**

- Applicant proposes to modify the parcel boundary on 5200 Foster Road, Lot #1, 15.168 acres by creating two additional lots.
- Applicant proposes to create two new lots: Lot #2 at 30,000 square feet & Lot #3 at 30,000 square feet.

### **DETERMINATION:**

- Lots #1, #2, and #3 all front on Foster Road within the R-1-30 zoning district.
- Proposed Lots #2 and #3 are of sufficient area and dimension to meet minimum requirements for zoning and building purposes for both the R-1-30 zoning district.
- Barn on Lot#1 is existing. The drive to the barn nor any current clearing and gravel area is not shown.
- Existing drive cannot be within ten feet of the new parcel boundary.

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

- This application is not required to be reviewed by the Ontario County Planning Board

### **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: 10/19/21

BY: *Shawna Bonshak*

Shawna Bonshak, Town Planner/Zoning Officer

**CPN- 2021-081**

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

