

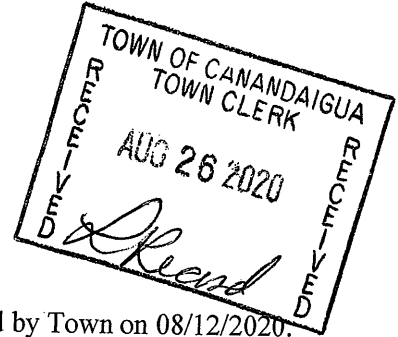
# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** VENEZIA GROUP, LLC  
**PROPERTY ADDRESS:** 0000 Lake Breeze Way  
**TAX MAP NUMBER:** 97.04-2-48.000  
**ZONING DISTRICT:** R-1-20 / 281



### **DETERMINATION REFERENCE:**

- Application for Single-Stage Subdivision, dated 08/05/2020. Received by Town on 08/12/2020.
- Plans titled "Re Sub Map Lots 48 & 49 5B-1" by Venezia Land Surveyors and Civil Engineers, dated 08/11/2020, revised 08/19/2020, received by the town on 08/21/2020.

### **PROJECT DESCRIPTION:**

- Applicant proposes to subdivide existing 2.724 Acre parcel to create 1.363 Acre Lot 48 and 1.361 Acre Lot 49.

### **DETERMINATION:**

- Proposed subdivision is of sufficient area and dimension to meet minimum requirements for zoning and building.

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

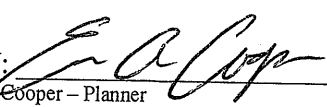
- This application is not required to be reviewed by the Ontario County Planning Board as it relates to subdivision of land into two lots that meets all applicable local code requirements. Exception #11

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

- PB subdivision approval required for all subdivisions.

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

**DATE:** August 26, 2020

BY:   
Eric Cooper – Planner

**CPN- 20-059**

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