

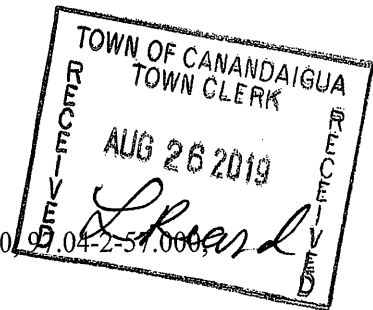
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: VENEZIA GROUP, LLC
PROPERTY ADDRESS: FOX RIDGE 5B-1; FOX RIDGE 5B-4
TAX MAP NUMBER: 97.04-2-48.000; 97.04-2-49.000; 97.04-2-56.000
97.04-2-101.000
ZONING DISTRICT: R-1-20



DETERMINATION REFERENCE:

- Application for Lot Line Adjustment, dated 07/30/2019. Received for review by Town on 07/30/2019.
- Plans titled "Lot Line Amendment Fox Ridge 5B-1" by Venezia Land Surveyors & Civil Engineers, dated 08/16/2019, revised on 08/14/2019, received by the town on 08/16/2019.
- Application for One Stage Site Plan dated 08/09/2019. Received for review by Town on 08/09/2019
- Application for Soil Erosion and Sediment Control Permit, dated 08 /09/2019. Received for review by Town on 08/09/2019.
- Plans titled "Site Plan Hammer Head Turnaround Lakebreezeway" 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 amend Preliminary Site Plan approval and is seeking a lot line adjustment.
- Applicant proposes to construct hammerhead turn-around at the end of Lake Breeze Way.

DETERMINATION:

- Existing parcels contain no principal building, existing land use is rural and residential vacant.
- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the R-1-20 zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board because it does not meet the proximity requirements.

REFERRAL TO PLANNING BOARD FOR:

- Application for Lot Line Adjustment is not required to be reviewed by the Planning Board.
- Upon a finding of compliance, the plat shall be signed by the Planning Board Chair.
- Planning Board Approval required for the final subdivision of a Major Subdivision.
- Planning Board Approval required for amendments to previously approved preliminary subdivision.

CODE SECTIONS: Chapter §1-17; §165; §174-8; §220-9; §220-19; §220a Sch. 1 Zoning Schedule

DATE: 8/26/19

BY: Kyle Ritts
Kyle Ritts – Zoning Inspector

CPN- 19-060
19-065