

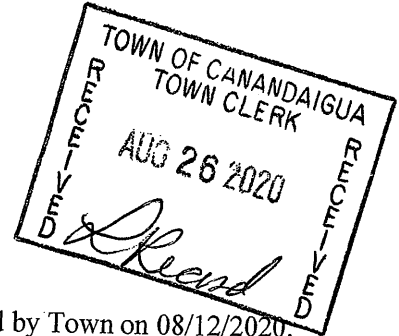
Town of Canandaigua

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:

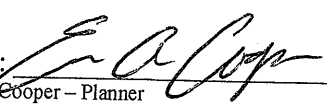
- This application is not required to be reviewed by the Ontario County Planning Board as it relates to subdivision of land into two lots that meets all applicable local code requirements. Exception #11

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