

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: Lake Breeze Way
TAX MAP NUMBER: 97.04-2-102.000
ZONING DISTRICT: R-1-20

DETERMINATION REFERENCE:

- Application for Site Plan Approval (Amended), dated 1/31/2022. Received for review by Town on 02/01/2022.
- Plan titled, "Site Sketch Fox ridge Subdivision Phase 5B-1" by Venezia Professional Land Surveyors, dated 01/28/2022, received by the Town on 02/01/2022.

PROJECT DESCRIPTION:

- Applicant is proposing a fire apparatus vehicle turn-around that is in conformance with New York State Fire Code standards.

DETERMINATION:

- Applicant was issued a Notice of Violation on 01/14/2022 by Chris Jensen PE, Town Code Enforcement Officer (See attached).
- Applicant was in violation of the approved Site Plan as well as Section D103 of Appendix D of 2020 Fire Code of New York State.
- Plans also address necessary drainage improvements which will remedy on-going stormwater and run-off issues on site.

REFERRAL TO PLANNING BOARD FOR:

- All Amended Site Plans, originally approved by the Town Planning Board must be reviewed.

CODE SECTIONS: Chapter §1-17; §220; §220-19; §220-68

DATE: 2/24/22

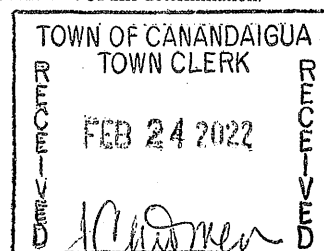
BY: Shawna E Borishak

Shawna E Borishak - Town Planner/Zoning Officer

CPN- 2022-009

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



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NOTICE OF VIOLATION – ORDER TO REMEDY

January 14, 2022

Venezia Group, LLC
5120 Laura Lane
Canandaigua, NY 14424

Parcel Address: Lake Breeze Way
Tax Parcel Number: 97.04-2-102.000
Zoning District: R-1-20 - Fox Ridge 5 Subdivision

You are hereby notified that you have been found to be in violation of the Town Code Chapter 92. The specific violation is:

- Failure to install turnaround in conformance with approved plans and Section D103 of Appendix D of 2020 Fire Code of New York State.

as observed by the Zoning/Code Enforcement Officer on January 13, 2022.

2020 Fire Code of New York State – Appendix D

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as *fire lane*, public street, private street, parking lot lane and access roadway.

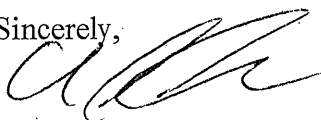
The following corrective measures should be taken no later than February 14, 2022, or penalties may be assessed:

- Installation of Fire Apparatus Turnaround per approved plans.

PLEASE NOTE: In addition to those penalties prescribed by state law, any person who violates any provision of the Uniform Code, the Energy Code, the Town Code, or any term or condition of any building permit, certificate of occupancy/certificate of compliance, temporary certificate, stop-work order, operating permit or other notice or order issued by the CEO pursuant to any provision of this chapter shall be liable for a civil penalty of not more than \$250 for each day or part thereof during which such violation exists or continues. The civil penalties provided by this section shall be recoverable in an action instituted in the name of the Town of Canandaigua.

If you have any questions, please contact me.

Sincerely,



Chris Jensen P.E.
Code Enforcement Officer – Town of Canandaigua

