

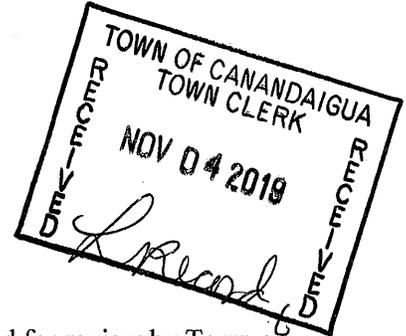
# Town of Canandaigua

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:** 97.04-2-102.000  
**ZONING DISTRICT:** R-1-20/281



### DETERMINATION REFERENCE:

- Application for Final Subdivision Approval, dated 10/31/2019. Received for review by Town on 10/31/2019.
- Application for Soil Erosion and Sediment Control Permit, dated 10/11/2019. Received for review by Town on 10/11/2019.
- Plans titled "Fox Ridge Subdivision – Phase 5B-1" by Professional Engineering Group, dated 10/11/2019, no revisions noted, received by the town on 10/30/2019.
- Zoning Board of Appeals decision, meeting dated 10/15/2019.

### PROJECT DESCRIPTION:

- Applicant proposes to construct a hammerhead turnaround, a private driveway, and requests final subdivision approval for the development of the lots.

### DETERMINATION:

- Area Variance to allow preserved Open Space as part of a Conservation Subdivision to be included as portions of building lots (TM# 97.04-2-57.000, 97.04-2-56.000), granted 10/15/19.
- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the R-1-20/281 zoning district.
- Final Subdivision Plat approval was granted in 2015, but no approval granted for the final dedication of public improvements including; infrastructure, storm water, and grading.
- Planning Board shall determine whether proposed development is in keeping with the intent of the Preliminary Subdivision Approval granted in April 2014.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

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

### REFERRAL TO THE PLANNING BOARD FOR:

- Planning Board Approval required for amendments to previously approved preliminary subdivision.
- Planning Board Final Subdivision Approval required.

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

DATE: 11/4/2019

BY: Kyle Ritts  
Kyle Ritts – Zoning Inspector

CPN- 19-082

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

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