

# 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:** 97.04-2-101.000  
**ZONING DISTRICT:** R-1-20 / 281

### DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 03/13/2020. Received for review by Town on 03/13/2020.
- Application for Soil Erosion and Sediment Control Permit, dated 03/13/2020. Received for review by Town on 03/13/2020.
- Application for Site Development/General Building Permit, dated 03/13/2020. Received for review by Town on 03/13/2020.
- Plans titled, "One Stage (Preliminary/Final) Site Plan Set for Single Family Home Construction: Venezia Residence" by Venezia Land Surveyors and Civil Engineers, dated 02/27/2020, revised 03/19/2020, received by the town on 03/13/2020.

### PROJECT DESCRIPTION:

- Applicant proposes to construct a new, single-family dwelling on a currently vacant parcel.

### DETERMINATION:

- 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 as it relates to a site plan for a single-family residential lot. Exception #09.

### REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required for development of a new single-family dwelling on an undeveloped or vacant parcel.

**CODE SECTIONS:** Chapter §1-17; §165; §220-8; §220-9; §220-19; §220-64; §220a Sch. 1 Zoning Schedule

DATE: 3/27/20

BY:

*Eric Cooper*  
Eric Cooper Planner

CPN- 20-018

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 File  
Property Owner  
Town Clerk

