

Town of Canandaigua

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

Established 1789

CANANDAIGUA TOWN CLERK

MAY 31 2022

RECEIVED

ZONING LAW DETERMINATION

PROPERTY OWNER: German Brothers Industrial Park LLC

PROPERTY ADDRESS: 0000 County Road 30/Tax Map #70.00-1-69.111

ZONING DISTRICT: I- Industrial

Review based on:

- Application for One Stage Subdivision, dated 4/29/2022, received 5/2/2022.
- Plan titled "Subdivision Plat for German Brothers Industrial Park, LLC" by Venezia Professional Land Surveyors, dated 4/20/2022, received 5/2/2022.

Project Description:

Applicant proposes to subdivide current 36.927-acre parent parcel into two parcels: proposed Lot 1 @ 24.927 acres and proposed Lot 2 @ 12 acres.

Official Determination:

- Parent parcel is within the I-Industrial zoning district.
- Proposed Lot 1 meets all lot size and configuration parameters of 220 a. Schedule 1.
- Proposed Lot 2 meets all lot size and configuration parameters of 220 a. Schedule 1.
- Site plan review will be required for each lot when future development is proposed (§220-68).
- Further explanation and detail are needed related to the "proposed 50' wide drainage easement to benefit lot 2."
- The Town plans to complete the sections of the Auburn Trail that will pass through the Town of Canandaigua and connect it from where it currently stops in Farmington to the City of Canandaigua. The Town has begun working on further plans for portions of the trail necessary to close gaps. Related to this referral, the parent parcel is an important connector for the Auburn Trail. Although the final alignment is not yet determined, the Town is requesting a 10' trail easement along the County Road 30 frontage. There should be additional discussions about an easement along the rear of at least one of the parcels.
- 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.

Referral to Ontario County Planning Board:


Due to proximity to County Road 30.

Referral to Town of Canandaigua Planning Board:

All subdivisions require Planning Board approval.

Code Sections: Chapters §174; §220-9; §220-26; §220a Sch. 1

Respectfully submitted by:


Shawna Bonshak, Town Planner/Zoning Inspector

Date: 5/26/22

Cc: Green binder, Property Owner, Town Clerk