

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Gregory & Beth Westbrook  
**PROPERTY ADDRESS:** 4096 Onnalinda Drive (Tax Map #113.17-1-32.110)  
**ZONING DISTRICT:** RLD- Residential Lake District, SCR-1- Southern Corridor Residential

### **DETERMINATION REFERENCE:**

Single-Stage Review Subdivision Application, dated 6/30/2022, received on 6/30/2022.  
Subdivision Plan Prepared for Gregory R & Beth D. Westbrook, prepared by Venezia Professional Land Surveyors, dated 6/29/2022, received 6/30/2022.

### **PROJECT DESCRIPTION:**

Owner proposes to subdivide current parcel of 5.311 acres into three lots: Lot 1 @ 13.885 acres, Lot 4 @ 1.874 and Lot 3 @ 2.110 acres

### **DETERMINATION:**

The Westbrook Subdivision map (#35644) and associated deed have been recorded with Ontario County.

Proposed Lots #4 and #3 meet all minimum area and dimensional requirements for zoning and building proposed in SCR-1 zoning district.

Proposed Lots #4 and #3 will front on a private, 40' right-of-way and private driveway.

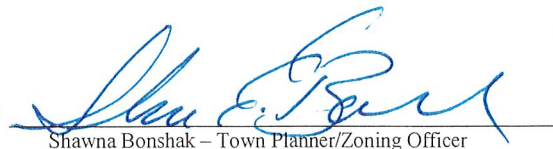
The applicant should be prepared to discuss an area designated for fire apparatus turn-around for driveways (per 202 Fire Code of NYS Section 511.2). In a meeting with the applicant on 7/20/2022, it was suggested the turn-around area be where the private driveway currently meets Onnalinda Drive and ultimately, if needed, cut and grade for ample turning thresholds.

Site Plan approval will be required by the Town of Canandaigua Planning Board for future development.

**CODE SECTIONS:** Chapter §174; §220-18

**DATE:** 7/20/22

**BY:**

  
Shawna Bonshak – Town Planner/Zoning Officer

**CPN 022-050**

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.

cc: Binder, Property File, Property Owner, Town Clerk

**CANANDAIGUA TOWN CLERK**

JUL 20 2022

RECEIVED

