

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** Cory Westbrook  
**PROPERTY ADDRESS:** 4118 Onnalinda Drive / 0000 Onnalinda Drive  
**TAX MAP NUMBER:** 113.17-1-31.200 / 113.17-1-31.110  
**ZONING DISTRICT:** RLD / SCR-1

### DETERMINATION REFERENCE:

- Application for Single Stage Subdivision, dated 06/16/2017, received for review by Town on 06/16/2017.
- Plans titled "Subdivision Plat Prepared for Cory Westbrook" by Venezia Land Surveyors and Civil Engineers, dated 06/15/2017, no revisions noted, received by the Town on 06/16/2017.
- Town of Canandaigua Planning Board Decision Notification and Resolution, meeting dated 11/24/2015, signed by Chairperson on 11/30/2015, received by Town on 11/30/2015.
- Plans titled "Final Subdivision Plat Cory Westbrook" by Venezia Land Surveyors and Civil Engineers, dated 03/05/2016, revised on 12/01/2015, received on 03/10/2016.

### PROJECT DESCRIPTION:

- Owner proposes to subdivide existing 8.59 Acre Lot 1A and existing 4.054 Acre Lot 2A, to create a .591 Acre Lot 3, a .619 Acre Lot 4, 3.721 Acre Lot 2A, and 7.718 Acre Lot 1A.

### DETERMINATION:

- As per the Conditions of the 2015 Single Stage Subdivision Approval, future Subdivision of Lots 1 and 2 require the approval of the Planning Board in compliance with Chapter 174-16 Conservation Subdivisions.
- Applicant shall submit application for Preliminary Subdivision Review in compliance with Conservation Subdivision requirements.
- Applicant shall prepare a conservation analysis, density calculations and propose permanent open space as per Chapter 174-16.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

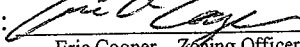
- This application is required to be reviewed by the Ontario County Planning Board

### REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for all conservation subdivisions.

**CODE SECTIONS:** Chapter §1-17, §174-16; §220-21; §220-18

**DATE:** 6/26/17

**BY:**   
Eric Cooper - Zoning Officer

**CPN- 045-17**

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

TOWN OF CANANDAIGUA	
TOWN CLERK	
RECEIVED	JUN 26 2017
B. Henry, Deputy Clerk	