

# *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 (Tax Map #113.17-1-31.110)  
**ZONING DISTRICT:** RLD- Residential Lake District, SCR-1- Southern Corridor Residential

### **DETERMINATION REFERENCE:**

Single-Stage Review Subdivision Application, dated 6/1/2022, received on 6/1/2022.  
3 Lot Subdivision Plan Prepared for Cory R. Westbrook, prepared by Venezia Professional Land Surveyors, dated 5/31/2022, received 06/1/2022.

### **PROJECT DESCRIPTION:**

Owner proposes to subdivide current parcel of 5.311 acres into three lots: Lot 1 @ 3.247, Lot 2 @ 1.023 and Lot 3 @ 1.041.

### **DETERMINATION:**

The Westbrook Subdivision map (#35644) and associated deed have been recorded with Ontario County. Staff has approved the lot-line adjustment application associated with the parent parcel of the proposed three lot subdivision, but as of 7/20/2022, applicant not submitted plans for signature.

Proposed Lots #3 and #4 meet all minimum area and dimensional requirements for zoning and building proposed for both the RLD and SCR-1 zoning districts.

Proposed Lots #3 and #4 will front on Onnalinda Drive. Note that Onnalinda Drive is private road in the Town of Canandaigua.

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

**CODE SECTIONS:** Chapter §174; §220-18; §220-21

DATE: 7/20/22

BY:   
Shawna Bonshak – Town Planner/Zoning Officer

**CPN 022-049**

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**

*Boyle*