

# Town of Canandaigua

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

## ZONING LAW DETERMINATION

**PROPERTY OWNER(s):** James J. Volpe  
**PROPERTY ADDRESS:** 0000 Parkside Drive  
**TAX MAP NUMBER:** 70.11-1-30.000  
**ZONING DISTRICT:** FBC- Form Based Code- Mixed-Use Development Subarea

### DETERMINATION REFERENCE:

Uptown Canandaigua Form-Based Code Site Plan Application, dated 08/16/2022. Received for review by Town on 08/19/2022.

Application for Area Variance, dated 07/28/2022. Received for review by Town on 08/19/2022.

Plans titled, "Preliminary Site Plans for Parkside Drive Apartments" by Marathon Engineering, dated 08/01/2022, received by the Town on 08/19/2022.

Soil Erosion and Sediment Control permit Application dated 08/01/2022. Received for review by Town on 08/19/2022.

Floor Plans and Elevations by SWBR, dated 07/31/2022, received by the town on 08/19/2022.

### PROJECT DESCRIPTION:

Applicant proposes a 48-unit multi-family, 4-story building on a approx. 1.9 acre parcel with a mix of one and two bedroom apartments, community space, parking and associated site improvements.

### DETERMINATION:

Multi-family apartments are a principally permitted use within the Form Based Code district, Mixed-use development subarea.

The submission is incomplete currently. Applicant's team is working closely with Town Staff and will submit the outstanding items no later than 9/9/2022.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

This application is required to be reviewed by the Ontario County Planning Board. **CANANDAIGUA TOWN CLERK**

### REFERRAL TO ZONING BOARD OF APPEALS FOR:

Variances will be determined once application is deemed complete.

**AUG 29 2022**

**RECEIVED** *MB*

### REFERRAL TO TOWN BOARD FOR:

Town Board will review the application for adherence to the intent of the Form Based Code district.

### REFERRAL TO PLANNING BOARD FOR:

Site plan review and approval is required for development within the Form Based Code District.

**CODE SECTIONS:** Chapter §220-32; Article VII Site Plan regulations

**DATE:** 8/30/22

**BY:** *Shawna Bonshak*  
Shawna Bonshak, Zoning Officer/Town Planner

**CPN- 2022-062**

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 Owner  
Town Clerk