

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PARCEL #1 (70.00-1-65.100): Thomas & Sandra Hansen

PARCEL #2 (70.00-1-18.117): Thomas & Sandra Hansen

PARCEL #3 (70.00-1-18.115): Lucille Syracuse Revocable Real Estate U/A

PARCEL #4 (70.00-1-18.114): One Canandaigua, LLC

PROPERTY ADDRESS: 0000 Fire Hall Road/0000 Parkside Drive

ZONING DISTRICT: FBC- Form Based Code

DETERMINATION REFERENCE:

- Letter from Cook Properties Acquisitions, LLC, Applicant Jeffrey Cook, to the Town of Canandaigua, dated and received on 02/01/2022.
- Sketch Plans titled, "Uptown Landing, Firehall Road and Parkside Drive," prepared by Thornton Engineering, LLP, dated January 2022, received 02/01/2022.

PROJECT DESCRIPTION:

- The Applicant is presenting the first Form Based Code application in the newly created Form Based Code district. The Form Based Code is an alternative to conventional zoning and uses the desired physical form versus strictly land use to guide development.
- This intent of this Sketch application is to present the vision for the 100-acre property providing a mix of residential, commercial, and light industrial uses.
- Residential development to include single family, one/two/three-story townhomes, and apartments with first floor commercial.

DETERMINATION:

- The Planning Board members may suggest modifications to but shall NOT approve or disapprove the Sketch Plan. Comments made by individual Board members during Sketch Plan review shall not be interpreted as approval or disapproval by the Board nor shall they be interpreted to limit the scope of any subsequent review or approval of another plan.

REFERRAL TO PLANNING BOARD FOR:

- Sketch Plan review is an option for all applicants subject to Site Plan and/or Subdivision review.

CODE SECTIONS: Chapter §1-17; §220; §220-32

DATE: 2/25/22

BY: Shawna Bonshak
Shawna Bonshak - Zoning Officer/Town Planner

CPN- 2022-07

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

