

*Town of Canandaigua*

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

*Established 1789*

CANANDAIGUA TOWN CLERK

**ZONING LAW DETERMINATION**

MAY 31 2022

RECEIVED

*Chudner*

**PROPERTY OWNER:** Three Guys Properties, LLC.

**PROPERTY ADDRESS:** 5275 Parrish Street Ext./Tax Map #97.00-2-67.200

**ZONING DISTRICT:** SCR-1

**Review based on:**

- Application for One Stage Subdivision review, dated 4/29/2022, received 5/2/2022.
- Plan titled "Preliminary Subdivision Plat for three Guys Properties, LLC" by Venezia Professional Land Surveyors, dated 4/21/2022, received 5/2/2022.

**Project Description:**

Applicant proposes to subdivide current 21.917-acre parent parcel into two parcels: proposed Lot 1 @ 19.932 acres and proposed Lot 2 @ 1.985 acres.

**Official Determination:**

- Parent parcel is within the SCR-1 zoning district.
- Proposed Lot 2 will retain the house currently on the parent parcel. Lot 2 meets all parameters of 220 a. Schedule 1.
- Proposed Lot 1 will remain agricultural/pasture with existing horse barn/boarding facility. Lot 1 meets all parameters of 220 a. Schedule 1.
- Site plan review may be required for Lot 2, if future development is proposed (§220-68).
- 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.

**Referral to Ontario County Planning Board:**

Not required.

**Referral to Town of Canandaigua Planning Board:**

All subdivisions require Planning Board approval.

**Code Sections:** Chapters §174; §220-9; §220-18; §220a Sch. 1

Respectfully submitted by:

*Shawna Bonshak*  
Shawna Bonshak, Town Planner/Zoning Inspector

Date: 5/26/22

Cc: Green binder, Property Owner, Town Clerk