

Town of Canandaigua

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

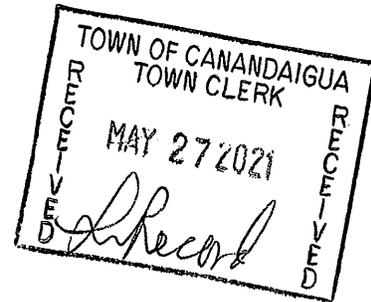
Established 1789

ZONING LAW DETERMINATION

PROPERTY LIST:

LAKEWOOD MEADOWS – SECTION 9B

6000 Woodvine Rise	Tax ID# 112.19-1-20.000
6002 Woodvine Rise	Tax ID# 112.19-1-21.000
6004 Woodvine Rise	Tax ID# 112.19-1-22.000
6006 Woodvine Rise	Tax ID# 112.19-1-23.000
6008 Woodvine Rise	Tax ID# 112.19-1-24.000
6010 Woodvine Rise	Tax ID# 112.19-1-25.000
6012 Woodvine Rise	Tax ID# 112.19-1-26.000
6014 Woodvine Rise	Tax ID# 112.19-1-27.000
6024 Woodvine Rise	Tax ID# 112.19-1-32.000
6026 Woodvine Rise	Tax ID# 112.19-1-33.000
6028 Woodvine Rise	Tax ID# 112.19-1-34.000
6030 Woodvine Rise	Tax ID# 112.19-1-35.000
6032 Woodvine Rise	Tax ID# 112.19-1-36.000
6034 Woodvine Rise	Tax ID# 112.19-1-37.000
6036 Woodvine Rise	Tax ID# 112.19-1-38.000
6038 Woodvine Rise	Tax ID# 112.19-1-39.000
6040 Woodvine Rise	Tax ID# 112.19-1-40.000
6042 Woodvine Rise	Tax ID# 112.19-1-41.000
6044 Woodvine Rise	Tax ID# 112.19-1-42.000
6046 Woodvine Rise	Tax ID# 112.19-1-43.000



LAKEWOOD MEADOWS – SECTION 9C

7023 Harvest View	Tax ID# 112.19-1-70.000
7025 Harvest View	Tax ID# 112.19-1-71.000
7027 Harvest View	Tax ID# 112.19-1-72.000
7029 Harvest View	Tax ID# 112.19-1-73.000
7031 Harvest View	Tax ID# 112.19-1-74.000
7033 Harvest View	Tax ID# 112.19-1-75.000
7035 Harvest View	Tax ID# 112.19-1-76.000
7037 Harvest View	Tax ID# 112.19-1-77.000

DETERMINATION REFERENCE:

- Application for Updated Site Plan Approval, dated 5/10/2021. Received for review by Town on 5/12/2021.
- Plans titled, "Section 9B – Lakewood Meadows Subdivision – Overall Plan – SV0.1" by Marathon Engineering, dated 7/15/2016, revised on 2/21/2016, signed by the Planning Board Chairperson on 2/27/2017.
- Plans titled, "Section 9B – Lakewood Meadows Subdivision – Grading Plan – Sheet 2 – C4.1" by Marathon Engineering, dated 7/15/2016, revised on 1/18/2016, signed by the Planning Board Chairperson on 2/27/2017.

- Plans titled, "Section 9C – Lakewood Meadows Subdivision – Overall Plan – SV0.1" by Marathon Engineering, dated 6/22/2018, revised on 9/12/2018.
- Plans titled, "Section 9C – Lakewood Meadows Subdivision – Grading Plan – C4.0" by Marathon Engineering, dated 6/22/2018, revised on 9/12/2018.

PROJECT DESCRIPTION:

- Applicant constructed townhomes which were not in conformance with approved plan. Updated site plan approval required.

DETERMINATION:

- Signed/Approved Site Plans contain a note which reads "ANY FINAL GRADE DEVIATIONS OF HOUSE PAD ELEVATIONS MORE THAN TWELVE INCHES SHALL BE APPROVED BY THE PLANNING BOARD."
- Each individual dwelling/townhome listed have house pad elevations which exceed approved elevation by more than 12 inches.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

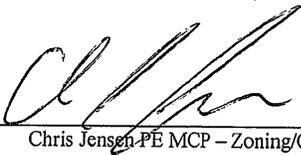
- This application is required to be reviewed by the Ontario County Planning Board as it involves the updated approval of a subdivision.

REFERRAL TO PLANNING BOARD FOR:

- As per approved plans, due to deviation the project requires updated site plan approval from the Planning Board.

CODE SECTIONS: Chapter §1-17; §174; §220

DATE: 5/27/2021

BY: 
Chris Jensen PE MCP – Zoning/Code Enforcement Officer

CPN- 2021-051

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