

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Venezia Development Group, LLC

PROPERTY ADDRESS: 0000 Lacrosse Circle

TAX MAP NUMBER: 97.04-2-9.211

ZONING DISTRICT: R-1-20/281

DETERMINATION REFERENCE:

- Application for Single-Stage Subdivision Review, dated 06/16/2017, received for review by Town on 06/16/2017.
- Plans titled "Preliminary Plat Fox Ridge Subdivision 5B" by Venezia Land Surveyors and Civil Engineers, dated 04/16/2015, 08/14/2017, received by the Town on 09/15/2017.

PROJECT DESCRIPTION:

- Preliminary Overall (Phased) Subdivision Approval originally approved at the Planning Board meeting of 07/25/1989.
- Amended Preliminary Overall (Phased) Subdivision plans approved at the Planning Board meeting of 10/23/2007.
- Amended Preliminary Overall (Phased) Subdivision plans approved at the Planning Board meeting of 04/22/2014.
- Applicant proposes to amend existing Preliminary Overall (Phased) Subdivision plans to adjust orientation and other amenities.

DETERMINATION:

- Planning Board will review matrix and comparison of the proposed Amended Preliminary (Phased) Subdivision Plat Plans with the approved 2014 Preliminary (Phased) Subdivision Plat Plans, signed on 04/12/2017, to determine if they are in substantial agreement.
- Proposed Phase Plat alters prior conditions of approval from 04/22/2014.
- Preserved open space shall not be included as a portion of a building lot and shall be contained in one or more separate open space lots. Preserved open space shall be arranged contiguously to the greatest extent practicable.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Area variance application received to allow preserved open space as a portion of a building lot.

REFERRAL TO PLANNING BOARD FOR:

- Due to amendments in Phase Plat, Planning Board approval SHALL be required for Amended Preliminary Overall (Phased) Subdivision.

CODE SECTIONS: Chapter §1-17; §174

DATE: _____

BY: _____
Eric Cooper – Zoning Officer

CPN- 048-17; 064-17

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 File
 Property Owner
 Town Clerk