

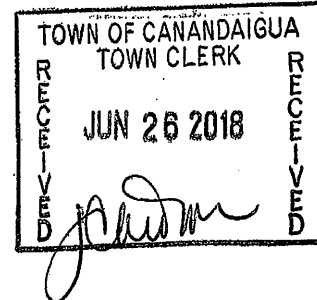
# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** S & J Morrell, Inc.  
**PROPERTY ADDRESS:** 0000 St. James Parkway  
**TAX MAP NUMBER:** 112.19-1-500.21  
**ZONING DISTRICT:** SCR-1



### **DETERMINATION REFERENCE:**

- Application for Final Subdivision, dated 06/14/2018, received for review by Town on 06/15/2018.
- Plans titled "Final Plans – Section 9C" by Marathon Engineering, dated 06/22/2018, no revisions noted, received by the Town on 06/22/2018.
- Planning Board Resolution regarding CPN 006-06 titled "Amended Preliminary Overall Subdivision Plat Approval", meeting date 09/09/2014, filed with Town Clerk on 09/17/2014

### **PROJECT DESCRIPTION:**

- Applicant proposes to subdivide existing 29 Acre parcel to create 22 lots and to develop Townhomes and associated improvements.

### **DETERMINATION:**

- Proposed development meets zoning and building requirements of preliminary plat approval and Town Code.
- Applicant shall comply with Ridgeline Development Guidelines.

### **REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:**

- This application is required to be reviewed by the Ontario County Planning Board as it relates to Major Subdivision within 500 ft. of an Agricultural District.

### **REFERRAL TO PLANNING BOARD FOR:**

- Planning Board approval required for Final Subdivision.

**CODE SECTIONS:** Chapter §1-17, §174

**DATE:** 6/26/2018

**BY:**   
Eric Cooper – Zoning Officer

**CPN- 18-036**

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