

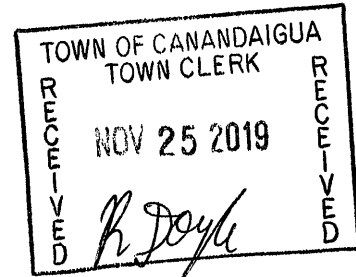
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: MORRELL BUILDERS INC.
PROPERTY ADDRESS: 0000 STATE ROUTE 21 SOUTH
TAX MAP NUMBER: 97.02-1-52.100
ZONING DISTRICT: SCR-1 ; R-1-20



DETERMINATION REFERENCE:

- Application for Sketch Plan, dated 11/07/2019. Received for review by Town on 11/08/2019.
- Application for Sketch Plan Review for a Revised Preliminary Overall Subdivision approval.
- Approval for preliminary subdivision of 54 parcels was previously granted on 09/11/2006.
- Plans titled "Concept Layout Plan" by Marathon Engineering, dated 11/08/2019, no revisions noted, received by the town on 11/15/2019.

PROJECT DESCRIPTION:

- Applicant requests review of a conceptual conservation subdivision to subdivide existing 54.5 acre parcel into 54 lots, totaling 46.78 acres of undeveloped land.
- Applicant previously granted Preliminary Subdivision Approval to subdivide approximately 54.5 acres into 54 single-family lots with 28.6 acres of undeveloped. Applicant is requesting review of a sketch revision of the previous Preliminary Overall Approval.

DETERMINATION:

- Applicant is requesting Subdivision Sketch Plan Review pursuant to Town Code Chapter 174 Section 9.
- Planning Board members may suggest modifications to, but shall not approve or disapprove the sketch plan.
- The Planning Board's purpose in reviewing subdivision sketch plans shall be solely to provide an opportunity for informal discussions concerning a proposed subdivision with Planning Board members at a regular meeting.
- It is the responsibility of the applicant to provide a sketch plan that depicts a reasoned and viable proposal for subdivision and subsequent development of the lot(s).

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 a county and state road.

REFERRAL TO PLANNING BOARD FOR:

- Application received for Planning Board sketch plan review.
- Comments made by individual Board members during sketch plan review shall not be interpreted as constituting approval or disapproval by the Board, nor shall they be interpreted to limit the scope of any subsequent review or approval of a derivative plan.

CODE SECTIONS: Chapter §1-17; §174-9; §220-9; §220-18; §220-19; §220a Sch. 1 Zoning Schedule

DATE: 11/25/2019

BY: Kyle Ritts
Kyle Ritts- Zoning Inspector

M:\PROJECTS\CPN-2019-090 State Route 21-County Rd 32\State Route 21 0000 2019-11-18 ZLD.Docx

CPN- 19-090

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