

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** (1) MORRELL BUILDERS INC.; (2) WILKIN, SIDNEY C; et al  
**PROPERTY ADDRESS:** (1) 0000 STATE ROUTE 21 SOUTH; (2) 0000 PARRISH ST EXT  
**TAX MAP NUMBER:** (1) 97.02-1-52.100; (2) 97.00-2-2.000  
**ZONING DISTRICT:** (1) SCR-1 / R-1-20; (2) SCR-1

### DETERMINATION REFERENCE:

- Application for Subdivision - Sketch Plan, dated 01/05/2021. Received for review by Town on 01/06/2021.
- Sketch Plans titled "Miller/Wilkin Subdivision" by Marathon Engineering, dated 01/15/2021, no revisions noted, received by the town on 01/14/2021.

### PROJECT DESCRIPTION:

- Applicant requests review of a conceptual conservation subdivision to subdivide approximately 95 Acres into 92 townhome units and 72 Acres of protected open space.

### DETERMINATION:

- Applicant is seeking Town Board approval to increase the base density up to 15% in exchange for permanent public access to protected open space.
- 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 not required to be reviewed by the Ontario County Planning Board as it is not a regulated action. However, the Town will refer for preliminary comments.

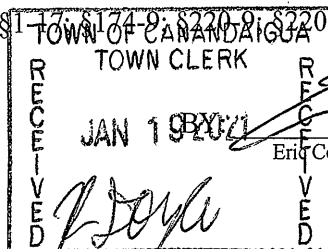
### REFERRAL TO PLANNING BOARD FOR:

- 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:** January 19, 2021

**CPN- 21-004**



Eric Cooper – Zoning Inspector / Planner

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