

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

### PARCEL #1

**PROPERTY OWNER:** Morrell Builders Inc.  
**PROPERTY ADDRESS:** 0000 State Route 21  
**TAX MAP NUMBER:** 97.02-1-52.100  
**ZONING DISTRICT:** SCR-1

### PARCEL #2

**PROPERTY OWNER:** Sidney Wilkin, Deborah Springett, Mary Beaver, Daniel Murphy, Paul Daniel, & Brian Daniel  
**PROPERTY ADDRESS:** 0000 Parrish Street Extension  
**TAX MAP NUMBER:** 97.00-2-2.100  
**ZONING DISTRICT:** SCR-1

### DETERMINATION REFERENCE:

- Application for Preliminary Subdivision Approval, dated 5/11/2021. Received for review by Town on 5/12/2021.
- Plans titled, "Pierce Brook Subdivision" by Marathon Engineering, dated 5/21/2021, no revisions noted, received by the town on 5/21/2021.

### PROJECT DESCRIPTION:

- Applicant proposes:
  - o Subdivision of existing parcels into ninety-two (92) single-family dwelling (townhome) lots, and three (3) remaining 'Open Space' parcels.
  - o Construction of dedicated Town Roadway and associated improvements within proposed 60ft. wide right-of-way.
  - o Installation of all utilities, infrastructure, stormwater management facilities, and other improvements associated with overall project.
  - o Developer is providing 80acres ± (84% ±) of open space with

### DETERMINATION:

- Proposed development and use (single-family dwellings) is an approved use within the underlying zoning districts.
- All applications for approval require appropriate environmental review in accordance with the State Environmental Quality Review Act and its implementing regulations.
- The proposed subdivision meets the Town Code criteria for the Conservation Subdivision Process.
- The maximum number of dwellings on the site exceeds the base density permitted. As the area is served by public water and sewer, and the developer is providing for permanent public access to the open space land, the Town Board granted a 15% increase in the base density.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

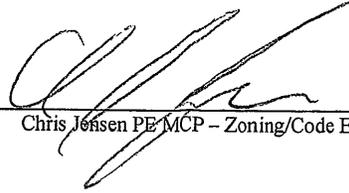
- This application is required to be reviewed by the Ontario County Planning Board.

**REFERRAL TO PLANNING BOARD FOR:**

- Plats for all proposed subdivisions shall be filed with the Planning Board for approval.

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

DATE: 6/7/2021

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

