

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: GOAL INVESTMENTS, INC

PROPERTY ADDRESS: 4406 ROUTE 5 & 20

TAX MAP NUMBER: 84.00-1-26.120

ZONING DISTRICT: CC

DETERMINATION REFERENCE:

- Application for Sketch Plan, dated 04/12/2019. Received for review by Town on 04/12/2019.
- Plans titled "Auto Carwash 4406 Route 5 & 20" by Costich Engineering, dated 04/10/2019, no revisions noted, received by the town on 04/23/2019.

PROJECT DESCRIPTION:

- Applicant requests a conceptual review of a subdivision of existing 9.29 Acre lot, to create 8.29 Acre Lot 1 and 1.0 Acre Lot 4, and construction of an Auto Wash facility with associated development.

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).
- Conceptual Lot 1 has lot width of 175.6 ft. when 500 ft. is required.
- Conceptual Lot 1 has lot area of 8.29 Acres when 10 Acres is required.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to conceptual subdivision and area variances within 500 ft. of a State Highway and Municipal Boundary.

REFERRAL TO ZONING BOARD of APPEALS FOR:

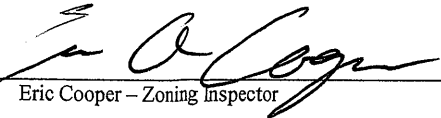
- No variances are being requested at this time.

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; §220-65; 220-17; 174-9; 220a Sch.1 Zoning Schedule

DATE: April 26, 2019

BY: 
Eric Cooper – Zoning Inspector

CPN- 19-030

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

