

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: DEKOUSKI, TERRY A.; JONES, WALTER
PROPERTY ADDRESS: 0000 THOMAS ROAD; 0000 THOMAS ROAD
TAX MAP NUMBER: 70.00-1-2.111; 70.06-1-68.100
ZONING DISTRICT: R-1-30

DETERMINATION REFERENCE:

- Application for Sketch Plan, dated 02/14/2020. Received for review by Town on 02/14/2020.
- Plans titled, "Conceptual Plan Lands Owned by Terry Dekouski & Wally Jones" by Venezia Land Surveyors and Civil Engineers, dated 02/14/2020, revised on 02/21/2020, received by the town on 02/20/2020.
- Conservation Analysis, dated 02/14/2020. Received for review by Town on 02/14/2020.

PROJECT DESCRIPTION:

- Applicant requests review of a conceptual conservation subdivision to subdivide existing 28.9 acre parcel into 72 building lots, with the remaining lots to be proposed as open space or for stormwater management, totaling 20.3 acres of undeveloped land.

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 a major subdivision within 500 ft. of an existing boundary of state owned land on which a public building or institution is situated.

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; §220-17; §220a Sch. 1 Zoning Schedule

DATE: 2/27/2020

BY: *Kyle Ritts*
Kyle Ritts- Zoning Inspector

CPN- 20-010

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

