

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Terry Dekouski & Walter Jones

PROPERTY ADDRESS: 0000 Thomas Road

TAX MAP NUMBER: 70.06-1-68.100

ZONING DISTRICT: R-1-30

DETERMINATION REFERENCE:

- Application for Single Stage Subdivision Approval, dated 10/07/2020. Received for review by Town on 10/07/2020.
- Application for Soil Erosion and Sediment Control, dated 10/07/2020. Received for review by the Town on 10/07/2020.
- Application for One Stage Site Plan, dated 10/07/2020. Received for review by the Town on 10/07/2020.
- One Stage Subdivision Site Plan titled, "Venezia Group LLC" by Venezia Group LLC, dated 10/07/2020, revised on 01/14/2021, and received by the town on 01/14/2021.

PROJECT DESCRIPTION:

- Applicant proposes to Subdivide a 24.2 lot into three lots; lot 1: 30,000 sq. ft. with 125.00' road frontage, lot 2: 30,000 sq. ft. with 125.00' road frontage and lot 3: 22.815 acres with 580' road frontage.
- Applicant concurrently proposes to construct new single-family dwellings on proposed lot 1 and lot 2.

DETERMINATION:

- All resulting lots and development are of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the underlying zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as subject parcel is within 500 ft. of an agricultural district.

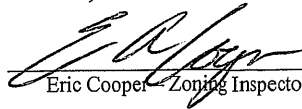
REFERRAL TO PLANNING BOARD FOR:

- Planning Board Subdivision Approval is required for all proposed Subdivisions.
- Planning Board Site Plan approval is required for the development of a new single-family dwelling on an undeveloped or vacant parcel.

CODE SECTIONS: Chapter §1-17; 174; 220-17; 220-64; 220a Sch.1 Zoning Schedule.

DATE: January 15, 2021

BY:


Eric Cooper - Zoning Inspector / Planner

CPN- 20-075

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

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