

CPN# 23-060

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER: German Brothers Marina, LLC. (Peter Bruu)**

**PROPERTY ADDRESS: 3907 County Road 16**

**TAX MAP NUMBER: 113.13-1-10.000**

**ZONING DISTRICT: RLD**

### DETERMINATION REFERENCE:

- Petition to Amend The Official Zoning Map, dated 06/13/2023, received 06/16/2023.
- Incentive Zoning Narrative Letter, received 06/16/2023.
- "German Brothers Marina" Context Map, prepared by Hanlon Architects, dated 06/06/2023, received 06/16/2023.
- "German Brothers Marina" Existing Features Map, prepared by Hanlon Architects, dated 06/06/2023, received 06/16/2023.
- "German Brothers Marina" Overall Concept Sketch Map, prepared by Hanlon Architects, dated 06/06/2023, received 06/16/2023.
- "German Brothers Marina" Concept Sketch Map, prepared by Hanlon Architects, dated 06/06/2023, received 06/16/2023.
- Short Environmental Assessment Form,

### PROJECT DESCRIPTION:

- Request to rezone subject property and adjoining parcels from Residential Lake District to Incentive Zoning.
- Parcels are located at 3907, 3904, 3935 County Road 16.

### DETERMINATION:

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### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- Rezoning needs to be reviewed by Ontario County Planning Board.

### REFERRAL TO PLANNING BOARD FOR:

- Rezoning needs to be reviewed by the Planning Board

### REFERRAL TO THE CANANDAIGUA TOWN BOARD:

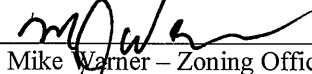
- Rezoning needs to be reviewed by the Town Board

### REFERRAL TO ZONING BOARD OF APPEALS:

- TBD

**CODE SECTIONS:** Chapter §1-17; §220-9; §220-21; §220-31 §220-

DATE: 7-18-2023

BY:   
Mike Varner – Zoning Officer

CANANDAIGUA TOWN CLERK

JUL 18 2023

RECEIVED 

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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.

cc: Binder  
Property Owner  
Town Clerk