



Vicinity Map N.T.S.

Flood Zone X
Per Community Panel Number 360598 0005 C
Last dated March 3, 1997
Contour data derived from NAVD83

Zoning District R-1-20
Setbacks Front 60'
Rear 40'
Side 25'
Zoning District AR-2
Setbacks Front 60'
Rear 40'
Side 25'
Zoning District CC
Setbacks Front 100'
Rear 40'
Side 20'

Variances Granted by Town 11/17/2020
130' lot width Lot 7
0.51 Acre width Lot 7
75' lot width Lot 8
0.51 Acre width Lot 8

References

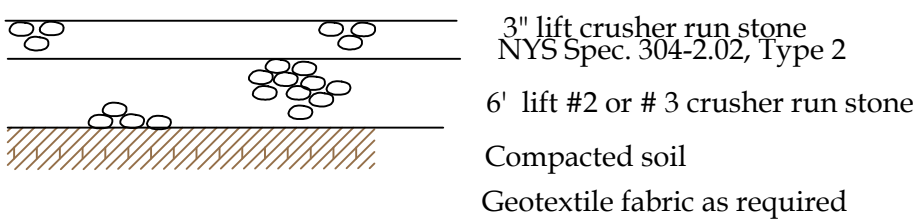
Joseph & Virginia Pennise to Flowers by Stella, Inc. by deed filed Jan. 20, 1978 in Liber 775 of Deeds at Page 122.

Crossroads Abstract Order No. O120972 last dated December 26, 2008.

Map showing a Parcel of Land being Part of Township 3 Range 3 by Herman Klingenberg being job No. 1-8304-01.

Map of survey prepared for The Town of Canandaigua by Venezia & Assoc. being job No. 6241.

Preliminary Plat Lots 1,2 & 3 Leo Genecco & Sons Inc. Subdivision by Venezia & Assoc. being job No. 6290



Cross Section
Private Drive n.t.s.

Special Notes

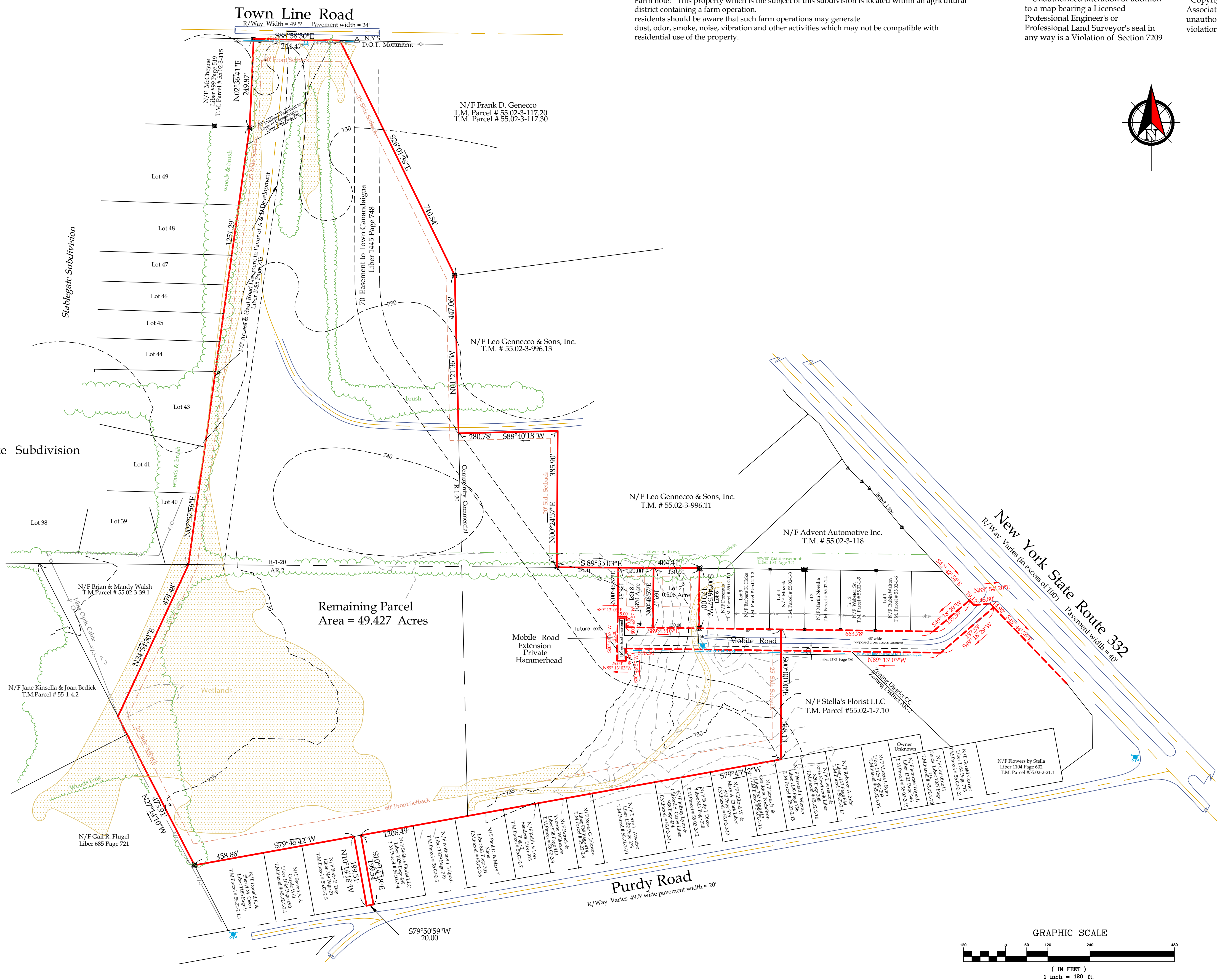
No new development proposed for lots 7, & 8 and are not buildable lots at this time, requiring site plan approval prior to building permits.

Planning Board Chairperson

Town Highway Superintendent

Town Engineer

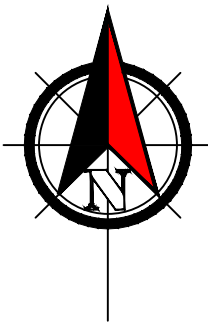
Stablegate Subdivision



Farm note: This property which is the subject of this subdivision is located within an agricultural district containing a farm operation. residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other activities which may not be compatible with residential use of the property.

" Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209

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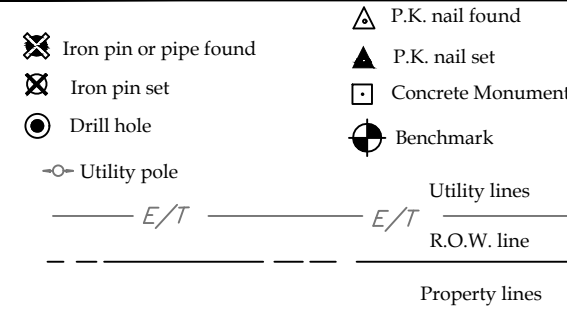


5120 Laura Lane

Canandaigua New York, 14424

Contline

Legend



Revisions			
NO.	Date	Description	By
1	9/10/2020	address Town comments	RV
2	5/26/2021	address final Town comments	RV

This is to certify that I am a
Licensed Land Surveyor and that this plan
was completed on July 21, 2020
from notes of an instrument survey
performed on July 20, 2020.

Rocco A. Venezia
License No. 049761 signed



Subdivision Map prepared for:

Owner / Developer
Leo Genecco & Sons Inc.
1850 Rochester Road
Canandaigua N.Y. 14424

www.veneziasurvey.com

Leo Genecco & Sons, Inc.

Showing Land
In

Town of Canandaigua

County of Ontario

State of New York

(585)396-3267

Fax No. (585) 396-0131

E-mail rocco@veneziasurvey.com

File# 20136

T.m. # 55.02-3-119.10
Scale 1"= 150'