

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: LEO GENECCO & SONS, INC

PROPERTY ADDRESS: 0000 Cdga-Farm Tl Rd

TAX MAP NUMBER: 55.02-3-119.100

ZONING DISTRICT: R-1-20 / AR-2 / CC

DETERMINATION REFERENCE:

- Application for Area Variance, dated 09/30/2020. Received by Town on 09/22/2020.
- Application for Single-Stage Subdivision Approval, dated 07/15/2020. Received by Town on 07/17/2020.
- Plans titled "Leo Genecco & Sons, Inc" by Venezia Land Surveyors and Civil Engineers, dated 07/21/2020, revised on 09/10/2020, received by town on 09/18/2020.

PROJECT DESCRIPTION:

- Applicant proposes to subdivide an existing 50.3 Acre parcel into 3 parcels.

DETERMINATION:

- Proposed Lot 7 has a lot width of 130 ft. when 200 ft. is required.
- Proposed Lot 8 has a lot width of 100 ft. when 200 ft. is required.
- Proposed Lot 7 has a lot area of 0.51 Acre when 2 Acres is required.
- Proposed Lot 8 has a lot area of 0.37 Acre when 2 Acres is required.
- Right of Way required to proposed lots as no division of land shall result in any parcel becoming landlocked.
- Proposed Right of Way shall meet requirements of Site Development Design Criteria.

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 subdivision for multiple lots within 500 ft. of a municipal border.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 70 ft. lot width variance for Lot 7.
- Application received for 100 ft. lot width variance for Lot 8.
- Application received for 1.49 Acre lot area variance for Lot 7.
- Application received for 1.63 Acre lot area variance for Lot 8.

REFERRAL TO PLANNING BOARD FOR:

- PB approval required for Single-Stage subdivision.
- Applicant is requesting a waiver from Conservation Subdivision.

CODE SECTIONS: Chapter §1-17; §174-7; 174-10; 174-16; 174 Article III; 220-15; 220a Sch.1
Zoning Schedule

DATE: September 30, 2020

BY:

Eric Cooper, Planner

CPN- 20-051

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 Owner
Town Clerk

