

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Tyler & Melinda Brocklebank
PROPERTY ADDRESS: 2504 Cooley Road
TAX MAP NUMBER: 69.00-1-41.100
ZONING DISTRICT: AR-2



DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 5/11/2021. Received for review by Town on 5/12/2021.
- Application for Single-Stage Subdivision, dated 5/3/2021. Received for review by Town on 5/12/2021.
- Plan titled, "2504 Cooley Road – Subdivision Plat" by Mott Land Surveying, dated April 2021, last revised on 5/20/2021, received by the town on 5/21/2021.
- Plan titled, "Site Plan – Brocklebank Residence" by Grove Engineering, dated 5/11/2021, no revisions noted, received by the town on 5/12/2021.

PROJECT DESCRIPTION:

- Applicant proposes to subdivide a 2.0-acre parcel off an existing 35.405-acre parcel.
- Applicant proposes to construct a new single-family dwelling with associated improvements upon newly subdivided parcel.

DETERMINATION:

- Resulting lot is of sufficient area and dimension to meet minimum requirements for zoning and building purposes.
- Single-Family dwellings are a principally permitted use within the AR-2 zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board.

REFERRAL TO PLANNING BOARD FOR:

- Plats for all proposed subdivisions shall be filed with the Planning Board for approval.
- Site plan review is required for development of a new single-family dwelling on an undeveloped or vacant parcel.

CODE SECTIONS: Chapter §1-17; §174; §220

DATE:

5/24/2021

BY:

A handwritten signature in black ink, appearing to read "Chris Jensen".

Chris Jensen PE MCP – Zoning/Code Enforcement Officer

CPN- 2021-048

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