

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: SWADLING, ROBERT W.

PROPERTY ADDRESS: 4526 COUNTY ROAD 16

TAX MAP NUMBER: 140.07-1-5.100

ZONING DISTRICT: R-1-30

DETERMINATION REFERENCE:

- Application for Single-Stage Review Subdivision Approval, dated 09/11/2019. Received for review by Town on 09/13/2019.
- Plans titled "Roger L. & Kathleen Schutt" by Venezia Land Surveyors and Civil Engineers, dated 02/21/2020, revised on 02/21/2020, received by the town on 02/21/2020.

PROJECT DESCRIPTION:

- Applicant proposes to subdivide parcel to create 0.837 Acre Lot 1 and 0.838 Acre Lot 2.

DETERMINATION:

- Existing 1.675 Acre parcel contains a single-family dwelling.
- Proposed lots are of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the R-1-30 zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates to the subdivision of land into two lots that meet all applicable local municipal code requirements. Exception #11.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Subdivision Approval is required for the subdivision of a parcel of land.

CODE SECTIONS: Chapter §1-17; §174-10; §220-9; §220-17; §220a Sch. 1 Zoning Schedule

DATE: 2/26/2020

BY: Kyle Ritts
Kyle Ritts-- Zoning Inspector

CPN- 19-073

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

