

Overall Property  
N.T.S.

Revisions

Legend

utility pole iron stake

Owner: Tax Map no 111.00-1-46.11  
Elton L. Eleanor L. Fletcher  
6270 & 6272 County Road 32  
Canandaigua, New York 14424

ZONING:

AR-2 Agricultural Rural Residential - 2 acre Lot  
minimum lot size - 2 acres  
minimum lot width - 200 feet  
setbacks principal building:  
front - 40 feet  
rear - 40 feet  
side - 25 feet  
setbacks accessory building:  
rear - 20 feet  
side - 20 feet

Notes & References

- The intent of this plan is to subdivide tax map no. 111.00-1-46.11 into two lots, one on the west side of the road and one on the east side of the road.
- Deeds: L.725 P.893
- Maps: 24531, 34384
- Highway Appropriation mapping - Co. Rd. 32, Pt.I, Canandaigua-Bristol Center-Jones Corners, Sheet 14 of 15 and Co. Rd. 32, Pt.II, Canandaigua-Bristol Center-Jones Corners, Sheet 7 of 15 both dated December 1, 1983.
- Parcels are zoned AR-2 Agricultural Rural Residential
- Parcel is in Zone X on FEMA Flood Map no. 360598 0025C, dated March 3, 1997
- This plan is subject to any easements or encumbrances that an updated search of title may reveal.
- Contours are based on Ontario County GIS (2006)
- No new development is proposed on Lots 1 or 2; Lot 2 not approved "buildable" lot, it requires site plan approval from the Town of Canandaigua Planning Board prior to development occurring on said lot.
- Percolation tests have not been conducted for the proposed new lots, and the lots shall not be considered as a buildable lot until satisfactory percolations tests have been completed and forwarded to the Town Development Office.

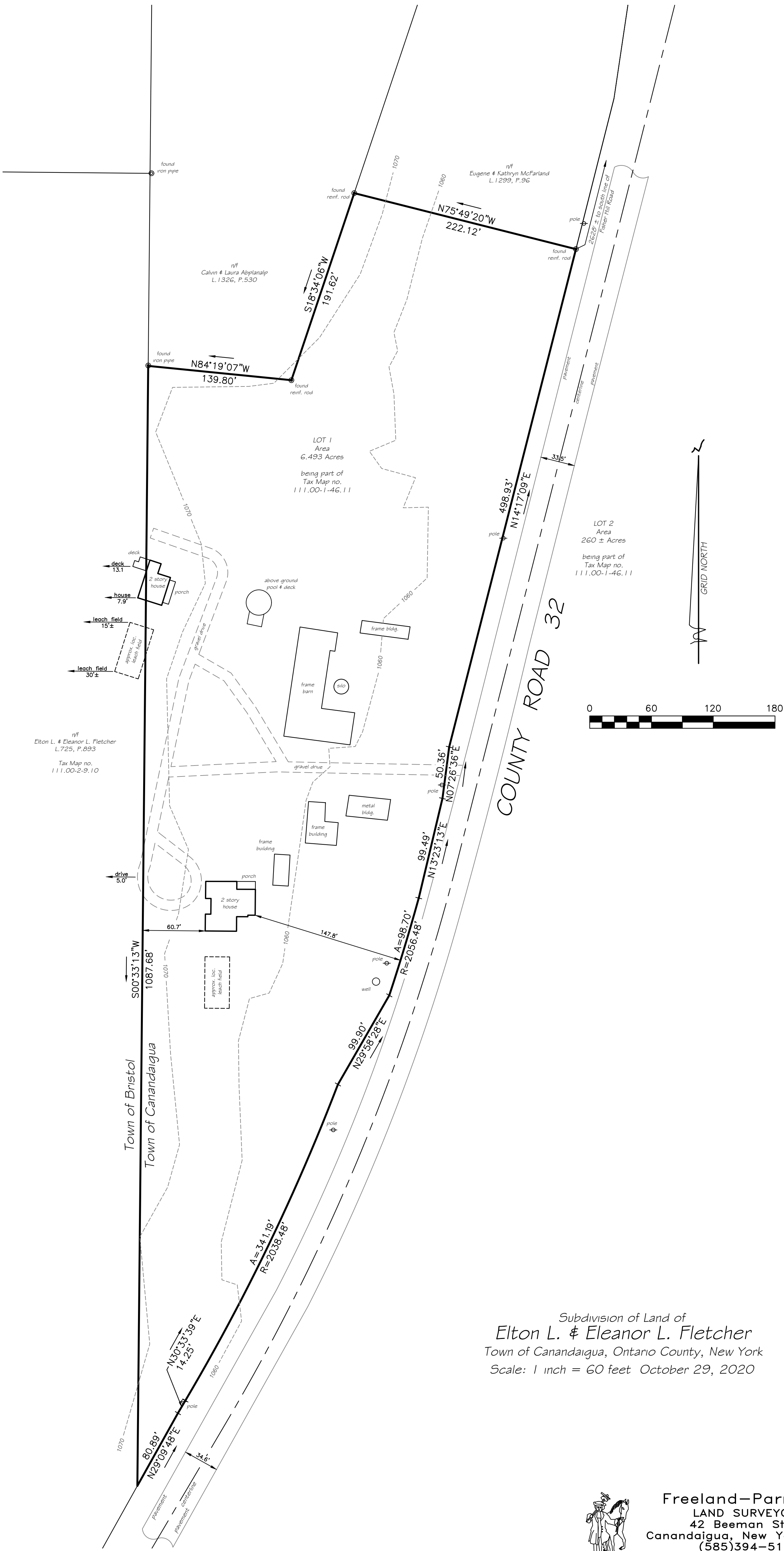
Note: It is the policy of this state and the Town of Canandaigua to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other products and also for its natural ecological value. This notice is to inform prospective residents that the property that they are about to acquire lies partially or wholly in or within 500 feet of either an agricultural district or land for which an individual commitment has been received pursuant to sections 305 or 306 of the Agriculture and Markets Law of the State of New York and that farming activities occur in such district or land. Such farming activities may include, but not limited to, activities that cause noise, dust, and odors.

Approved:

Planning Board Chair \_\_\_\_\_ Date \_\_\_\_\_

I certify that this plan was prepared October 29, 2020 from notes of an instrument survey completed October 28, 2020 and from materials referenced herein.

David M. Parrinello NYSPLS 049724



Subdivision of Land of  
Elton L. & Eleanor L. Fletcher  
Town of Canandaigua, Ontario County, New York  
Scale: 1 inch = 60 feet October 29, 2020



Freeland-Parrinello  
LAND SURVEYORS  
42 Beeman Street  
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