

Town of Canandaigua

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Established 1789

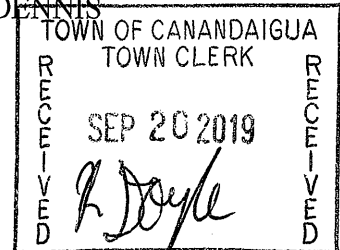
ZONING LAW DETERMINATION

PROPERTY OWNER: HARGRAVE-LEONE LLC; KESSLER, DENNIS

PROPERTY ADDRESS: 4443 COUNTY ROAD 16

TAX MAP NUMBER: 126.20-1-1.200

ZONING DISTRICT: RLD; AR-2



DETERMINATION REFERENCE:

- Application for Single-Stage Review Subdivision Approval, dated 07/29/2019. Received for review by Town on 09/12/2019.
- Plans titled "Subdivision of Lands of Hargrave-Leone LLC & Dennis Kessler" by Freeland-Parrinello Land Surveyors, dated 08/05/2019, no revisions noted, received by the town on 09/12/2019.
- Planning Board decision dated 09/10/2019 granting Single-Stage Site Plan approval for demolition of existing single-family dwelling.

PROJECT DESCRIPTION:

- Applicant proposes to subdivide parcel to create 1.93 Acre Lot 1 and 1.93 Acre Lot 2.

DETERMINATION:

- Existing 3.86 Acre parcel contains a single-family dwelling and 250 sq. ft. accessory building.
- Planning Board Approval granted for demolition of existing single-family dwelling on 09/10/2019.
- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the RLD and AR-2 zoning districts.
- Requires Conservation Subdivision as more than 10% of the parent parcel contains priority natural resources as identified in the Town's Natural Resource Inventory.

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; §220-15; §220-21; §220a Sch. 1 Zoning Schedule

DATE: 9/19/2019

BY: Kyle Ritts
Kyle Ritts - Zoning Inspector

CPN- 19-071

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

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