

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: LEWIS A NORRY FAMILY TRUST GST TRUST

PROPERTY ADDRESS: 4621-4623 CO RD 16

TAX MAP NUMBER: 140.07-1-33.000

ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for Single Stage Subdivision, dated 08/10/2018. Received for review by Town on 09/07/2018.
- Application for Area Variance, dated 09/20/2018. Received for review by Town on 09/21/2018.
- Plans titled "Subdivision Plat: Lewis A. Norry" by Venezia Land Surveyors and Civil Engineers, dated 09/20/2018, no revisions noted, received by the town on 09/21/2018.

PROJECT DESCRIPTION:

- Applicant proposes to subdivide existing 1.847 Acre parent parcel to create 1.286 Acre Lot 1 and 0.561 Acre Lot 2.

DETERMINATION:

- Proposed Lot 1 is of sufficient area and dimension to meet minimum requirements for zoning and building purposes.
- Proposed Lot 2 has a Lot Width of 115.16 ft. when 125 ft. is required.
- As parent parcel contains greater than 10% NRI lands, proposed subdivision is subject to preliminary and final subdivision review, as described in this chapter, and the conservation subdivision process.
- Per Town Code Chapter 174-70, applicant is requesting a waiver from the requirements of Conservation Subdivision.
- The Planning Board shall make findings supporting its decision regarding a waiver. Waivers shall be made by resolution of the Planning Board. A statement showing the date that such waiver was granted shall be affixed to the final plat. When granting waivers, the Planning Board may also impose additional conditions, as needed, to achieve the objectives of the waived requirement(s).

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as the application relates to variance and subdivision within 500 ft. of a County Road.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 9.84 ft. Lot Width Variance.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for all Subdivision and Conservation Subdivision.

CODE SECTIONS: Chapter §1-17, §220; §174-7; §174-10; §96; §220-21; §220a Sch.1 Zoning Schedule

DATE: 9/27/2018

BY: 
Eric Cooper - Zoning Inspector

CPN- 18-058

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

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