

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Sarah Frank, LLC

PROPERTY ADDRESS: 4536 Deuel Road

TAX MAP NUMBER: 125.00-1-30.120

ZONING DISTRICT: RR-3

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 04/12/2018, received for review by Town on 04/13/2018.
- Application for Soil Erosion and Sediment Control Permit, dated 04/12/2018, received for review by Town on 04/13/2018.
- Plans titled "Preliminary Site Plan" by Marks Engineering, dated 04/20/2018, revised on 04/20/2018, received by the Town on 04/20/2018.

PROJECT DESCRIPTION:

- Applicant proposes to construct a 3,100 sq. ft. new, single family dwelling on currently vacant 4.97 Acre parcel.

DETERMINATION:

- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the RR-3 zoning district.
- Proposed development occurs partially within slopes greater than or equal to 15% and meets requirements of Steep Slopes Protection.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates solely to Site Plan for one single-family residential dwelling. Exception #09

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for New Single-Family dwellings constructed on a vacant parcel.

CODE SECTIONS: Chapter §1-17, §220-8; 220-64; 220-16; 220a Sch.1 Zoning Schedule

DATE: 5/1/2018

BY: *Eric A. Cooper*
Eric Cooper – Zoning Officer

CPN- 18-025

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

