

Town of Canandaigua

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Established 1789

CANANDAIGUA TOWN CLERK

ZONING LAW DETERMINATION

MAY 31 2022

RECEIVED

Johnson

PROPERTY OWNER: Brian and Nancy McCarthy
PROPERTY ADDRESS: 6135 Dugway Road/ Tax Map #153.00-1-56.110
ZONING DISTRICT: RR-3- Rural Residential (3 acre minimum)

Review based on:

- Application for One Stage Subdivision review, dated 4/28/2022, received 04/28/2022.
- Plan titled "Subdivision of Lands of Brian T. & Nancy Ellen McCarthy" by Freeland-Parrinello Land Surveyors, dated 4/19/2022, last revised 5/18/2022, received 5/20/2022.

Project Description:

Applicant proposes to subdivide current 63.53-acre parcel into two parcels: proposed Lot 1 @ 3.385 acres and proposed Lot 2 @ 60.149 acres.

Official Determination:

- Parent parcel is within the RR-3 Rural Residential district.
- Proposed Lot 1 will retain the house currently on the parent parcel. Lot 1 meets all parameters of 220 a. Schedule 1.
- Proposed Lot 2 will remain agricultural. Lot 2 meets all parameters of 220 a. Schedule 1.
- There is adequate right-of-way, providing future points of access, if there are future plans to further subdivide Lot 2.
- Site plan review may be required for Lot 2, if future development is proposed (§220-68).
- 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.

Referral to Ontario County Planning Board:

Not required.

Referral to Town of Canandaigua Planning Board:

All subdivisions require Planning Board approval.

Code Sections: Chapters §174; §220-9; §220-16; §220a Sch. 1

Respectfully submitted by:

Shawna Bonshak
Shawna Bonshak, Town Planner/Zoning Inspector

Date: 5/26/22

Cc: Green binder, Property Owner, Town Clerk