

# Town of Canandaigua

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

*Established 1789*

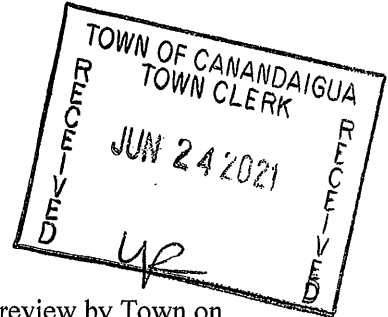
## ZONING LAW DETERMINATION

**PROPERTY OWNER:** Donald and Monica Miller

**PROPERTY ADDRESS:** 0000 Hickox Road

**TAX MAP NUMBER:** 96.00-1-20.111

**ZONING DISTRICT:** AR-2



### DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 06/08/2021. Received for review by Town on 06/09/2021.
- Plan titled, "Site Plan Prepared for Donald & Monica Miller New Residence" by Marks Engineering, dated 06/09/2021, revised 06/22/2021, received by the Town on 06/22/2021.
- An Agricultural Structure Statement is required for agricultural structure and associated Agricultural access drive.

### PROJECT DESCRIPTION:

- Applicant proposes to construct new single-family dwelling with attached garage and associated improvements.

### DETERMINATION:

- Single-family dwellings are a principally permitted use within the AR-2 zoning district.
- As proposed accessory structure is for agricultural use only, a second drive is permitted. Agricultural structure and associated drive is not to connect to residential drive and are only to be utilized for agricultural vehicles/equipment and agricultural uses. No parking or storage of non-agricultural vehicles/implements/equipment or other items is to take place on agricultural drive.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application does not require review by the Ontario County Planning Board as it relates to Site Plan for a Single-Family Residence. Exception #09

### REFERRAL TO PLANNING BOARD FOR:

- Site plan approval is required for development of a new single-family dwelling on an undeveloped or vacant parcel.

**CODE SECTIONS:** Chapters §1-17; §220; §220-64

**DATE:**

6/24/2021

**BY:**

A handwritten signature in black ink, appearing to read "Chris Jensen".

Chris Jensen PE/MCP – Zoning/Code Enforcement Officer

**CPN- 2021-058**

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 Owner  
Town Clerk