

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Lodewyk Kuenen

PROPERTY ADDRESS: 0000 Hickox Road

TAX MAP NUMBER: 196.00-1-50.100

ZONING DISTRICT: AR-2

CANANDAIGUA TOWN CLERK

JUL 26 2022

RECEIVED

DETERMINATION REFERENCE:

Application for "Single-Stage Subdivision" dated 6/31/2022, received 7/1/2022.

Plan titled, "Subdivision Plat prepared for Lodewyk P. Kuenen," prepared by Venezia Professional Land Surveyors, dated 6/28/2022, received 7/1/2022.

PROJECT DESCRIPTION:

Applicant is requesting Single-Stage subdivision approval to subdivide the parent parcel of 30.195 acres into three (3) parcels; Lot 1 @ 8.001 acres, Lot 2 @ 10.001 acres and Lot 3 at 12.193 acres. g 22.215-acre parcel to create two (2) new residential lots; Lot 1 at 18.306 acres and Lot 2 at 3.908 acres.

DETERMINATION:

The proposed lots do not meet the code requirements set forth in Chapter 174-19.

Residential lots greater than three acres shall not have lot depths greater than 2 1/2 times the lot width. Proposed Lots 1, 2 and 3 exceed the allowable lot depth:

- a. The allowable lot depth for Lot 1 is 801.20 linear feet with 1083.22 linear feet proposed- **a 282.02 linear foot lot depth variance is required.**
- b. The allowable lot depth for Lot 2 is 1008.8 linear feet with 1077.67 proposed- **a 68.87 linear foot lot depth variance is required.**
- c. The allowable lot depth for Lot 3 is 1084.55 linear feet with 1229.28 proposed- **a 144.73 linear foot lot depth variance is required.**

REFERRAL TO ZONING BOARD OF APPEALS:

The Development office will need an area variance application for four (4) area variances; Lot 1 requires a 282.02 linear foot lot depth variance. Lot 2 requires a 68.87 linear foot lot depth variance. Lot 3 requires a 144.73 linear foot lot depth variance.

REFERRAL TO PLANNING BOARD FOR:

All plans for divisions of land within the Town of Canandaigua require Planning Board approval.

CODE SECTIONS: Chapter §1-17; §174-10; §174-19; §220-115

DATE: 7/26/22

BY: Shawna Bonshak
Shawna Bonshak – Zoning Officer/Town Planner

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.

cc: Binder, Property Owner, Town Clerk