

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Charles and Ellen Miller

PROPERTY ADDRESS: 0000 Hickox Road

TAX MAP NUMBER: 96.00-1-46.100

ZONING DISTRICT: AR-2

DETERMINATION REFERENCE:

Application for "Single-Stage Subdivision" dated 10/13/2022, received 10/14/2022.
Plan titled, "Subdivision of Land of Charles A. Miller," prepared by David M. Parrinello, dated 7/25/2022, revised 11/17/2022, 11/21/2022, received 11/22/2022.

PROJECT DESCRIPTION:

Applicant is requesting Single-Stage subdivision approval to subdivide the parent parcel of 108.01 acres into two (2) parcels; Lot 1 @ approx. 100 acres and Lot 2 @ 7.887 acres.

DETERMINATION:

The proposed lot configurations meet the minimum zoning schedule requirements.
Staff has requested a detail of the metes and bounds of the parent parcel as it is so large.
The NRI features, although labeled on the plan, need to be added to the Legend.

REFERRAL TO COUNTY PLANNING BOARD:

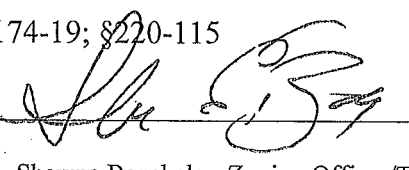
Subject parcel is within 500' of a County Road.

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: 12/1/22

BY: 

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

CANANDAIGUA TOWN CLERK

DEC - 1 2022

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