

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Kirsten and Caitlin Schwartz

PROPERTY ADDRESS: 5287 Irish Settlement

TAX MAP NUMBER: 153.00-1-88.23

ZONING DISTRICT: RR3

DETERMINATION REFERENCE:

- Application for One Stage Site Plan Approval, dated 10/7/2021. Received for review by Town on 10/6/2021.
- Plans titled, "Site Grading and Utility Plan" by Venezia Land surveyors and Civil Engineers, dated 10/06/2021, revised on 10/14/2021 and 10/20/2021, received by the Town on 10/20/2021.

PROJECT DESCRIPTION:

- Applicant proposes to construct a single-family dwelling with associated improvements on a vacant 3.0 ± acre parcel.

DETERMINATION:

- A single-family dwelling is a principally permitted use within the RR3 zoning district.
- Parcel is of sufficient area and dimension to meet minimum requirements for zoning and building purposes.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board

REFERRAL TO PLANNING BOARD FOR:

- Site plan review is required for development of a new single-family dwelling on an undeveloped parcel in the RR3 District.

CODE SECTIONS: Chapter §1-17; §220

DATE:

10/21/21

BY:

Shawna Bonshak
Shawna Bonshak – Zoning Officer/Town Planner

CPN- 2021-085

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

