

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: BAITSHOLTS, EILEEN M

PROPERTY ADDRESS: 5955 Knapp Rd

TAX MAP NUMBER: 125.00-1-38.000

ZONING DISTRICT: RR-3

DETERMINATION REFERENCE:

- Application for Single Stage Subdivision Approval, dated 06/30/2020. Received for review by Town on 07/07/2020.
- Waiver Request for Lot Depth and Conservation Subdivision, dated 07/23/2020, received by Town on 07/24/2020.
- Plans titled "Subdivision of Lands of Eileen M. Baitsholts" by Freeland-Parrinello, dated 12/14/2018, revised on 07/27/2020, received by the town on 07/27/2020.

PROJECT DESCRIPTION:

- Applicant proposes to subdivide existing 49.58 Acre parent parcel into, 10.96 Acre Lot 1, 27.68 Acre Lot 2, and 10.94 Acre Lot 3.

DETERMINATION:

- Proposed subdivision results in residential lots greater than three acres (Lot 1 and Lot 3) having lot depths greater than 2 1/2 times the proposed lot width.
- Parent Parcel contains greater than 10% natural resources and shall be subject to Conservation Subdivision process.
- Pursuant to authority in New York State Town Law, the Planning Board may waive, when reasonable, any requirements or improvements for the approval, approval with modifications or disapproval of subdivisions submitted for its approval. Any such waiver, which shall be subject to appropriate conditions, may be exercised in the event any such requirements or improvements are found not to be requisite in the interest of the public health, safety and general welfare or inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the subdivision.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to subdivision into more than two parcels within 500 ft. of a State Agricultural District.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for all proposed subdivisions.
- The Planning Board shall make findings supporting its decision regarding a waiver.

CODE SECTIONS: Chapter §1-17; §174-7; 174-16; 174-19; 220a Sch1. Zoning Schedule

DATE: July 27, 2020

BY: _____

Eric Cooper - Planner

CPN- 20-047

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

