

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Charles Gauss  
**PROPERTY ADDRESS:** 5660 Lucas Road  
**TAX MAP NUMBER:** 139.00-1-12.113  
**ZONING DISTRICT:** RR-3

### **DETERMINATION REFERENCE:**

- Application for Single Stage Subdivision Approval, dated 07/10/2017, received for review by Town on 07/10/2017.
- Plans titled "Single Stage Subdivision Plat" by Freeland-Parrinello Land Surveyors, dated 07/07/2017, revised 07/19/2017, received by the Town on 07/21/2017.

### **PROJECT DESCRIPTION:**

- Owner proposes to subdivide existing 11.181 Acre lot into 7.181 Acre Lot 1 and 4.0 Acre Lot 2.

### **DETERMINATION:**

- Proposed subdivision meets minimum requirements for zoning and building purposes.
- Future development on Lot 2 requires appropriate permits and approvals.

### **REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:**

- This application is not required to be reviewed by the Ontario County Planning Board as it creates only two lots and meets all local code standards. Exception 11.

### **REFERRAL TO PLANNING BOARD FOR:**

- Planning Board approval required for all Subdivision applications.

**CODE SECTIONS:** Chapter §1-17, §174-10; §220a Sch1. Zoning Schedule

**DATE:** 7/24/17

**BY:** *Eric Cooper*  
Eric Cooper – Zoning Officer

**CPN- 053-17**

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 File  
Property Owner  
Town Clerk

