

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Michael & Brenda Lucey

**PROPERTY ADDRESS:** 3356 Hickox Rd.

**TAX MAP NUMBER:** 96.00-1-18.120

**ZONING DISTRICT:** AR-2

### **DETERMINATION REFERENCE:**

- Application for Site Plan, dated 3/31/16. Received for review by Town on 4/1/16.
- Plans titled "Single Family Three Bedroom Home" by McCormick Engineering P.C., dated 12/10/15, Unrevised, received by the town on 4/1/16
- Plans Titled "Plan of Land to be Developed by Mike & Brenda Lucey" by Greene Land Surveying, PLLC., undated, last revised on 4/25/16, received by the town on 4/26/16

### **PROJECT DESCRIPTION:**

- The owner is proposing to construct a 2872 ft<sup>2</sup> home on 2 acre parcel in the AR-2. The home will have a front setback of 77.9', side setbacks of 149.9' and 44.6, and a rear setback of 174.5'. The final finished height of the home is proposed to be 21' above final average grade. The building coverage on the lot is proposed to be 3.3%.

### **DETERMINATION:**

- As proposed this project meets current Zoning requirements of chapter 220 of the Town of Canandaigua Code. All appropriate applications must be submitted and approved, and no construction may start until a permit has been issued.

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

- This application is not required to be reviewed by the Ontario County Planning Board  
Exception #9 - Any site plan involving a single family lot.

### **REFERRAL TO ZONING BOARD of APPEALS FOR:**

- N/A

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

- This site plan is required to be reviewed by the planning board

**CODE SECTIONS:** Chapter 220 §220

**DATE:** 4/28/16

**BY:**   
Tyler McMahon - Zoning Officer

**CPN- 021-16**

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

