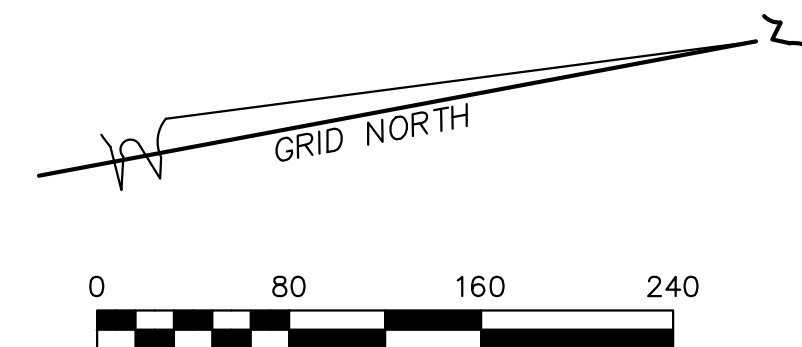


Overall Property
NTS

Subdivision of Lands of Wyffels Farm, LLC

Town of Canandaigua
Ontario County, New York

Scale: 1 inch = 80 feet September 25, 2020



Owner: Wyffels Farm, LLC
4065 Middle Cheshire Road
Canandaigua, New York 14424

ZONING:
AR-2 Agricultural Rural Residential - 2 acre Lot
minimum lot size - 2 acres
minimum lot width - 200 feet
setbacks principal building:
front - 60 feet
rear - 40 feet
side - 25 feet
setbacks accessory building:
rear - 20 feet
side - 20 feet

Notes & References

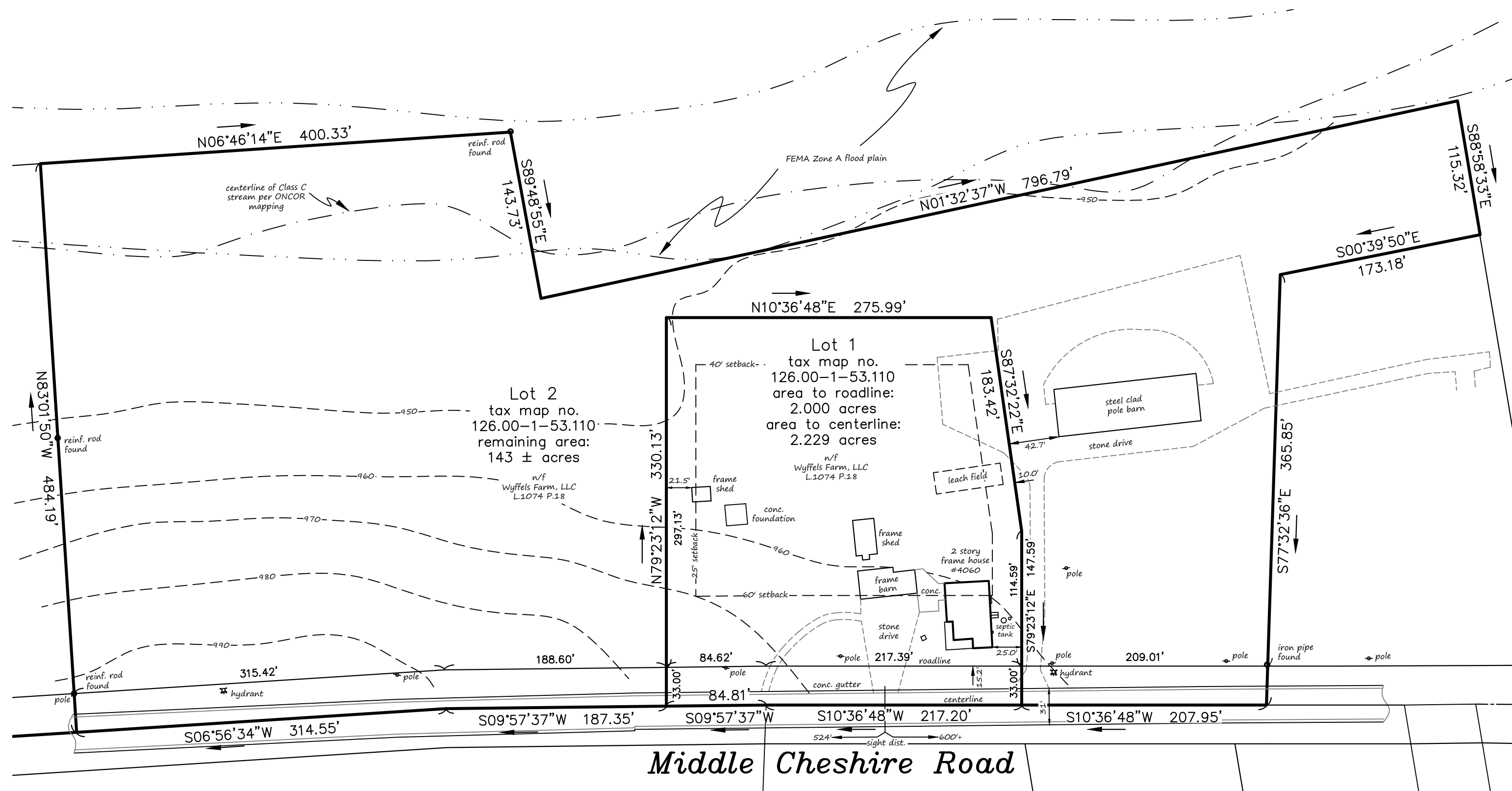
1. The intent of this plan is to subdivide tax map no. 126.00-1-53.110 into two lots.
2. Deeds: L.1074 P.18, L.1100 P.410
3. Maps: 31834, 32561
4. Parcels are zoned AR-2 Agricultural Rural Residential
5. Parcel is in Zone A & Zone X on FEMA Flood Map no. 360598 0025C, dated March 3, 1997
6. This plan is subject to any easements or encumbrances that an updated search of title may reveal.
7. Contours are based on Ontario County GIS (2006)
8. No new development is proposed on Lots 1 or 2; Lot 2 is not approved "buildable" lot, it requires site plan approval from the Town of Canandaigua Planning Board prior to development occurring on said lot.
9. Percolation tests have not been conducted for the proposed new lots, and the lots shall not be considered as a buildable lot until satisfactory percolations tests have been completed and forwarded to the Town Development Office.
10. Proposed Lot 1 is not subject to a conservation easement on the east side of Middle Cheshire road, per map no. 32561, L.1278 P.302

I certify that this plan was prepared
September 25, 2020 from notes of an
instrument survey completed
September 17, 2020 and from materials
referenced hereon.

David M. Parrinello NYSPLS 049724

Planning Board Chair

Date



Revisions

Town of Canandaigua 10/21/20

Note: It is the policy of this state and the Town of Canandaigua to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other products and also for its natural ecological value. This notice is to inform prospective residents that the property that they are about to acquire lies partially or wholly in or within 500 feet of either an agricultural district or land for which an individual commitment has been received pursuant to sections 305 or 306 of the Agriculture and Markets Law of the State of New York and that farming activities occur in such district or land. Such farming activities may include, but not limited to, activities that cause noise, dust, and odors.



Freeland-Parrinello
LAND SURVEYORS
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Canandaigua, New York 14424
(585)394-5110 2000-3035