

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Paul Barry
PROPERTY ADDRESS: 4531 Middle Cheshire Road
TAX MAP NUMBER: 126.00-1-23.11
ZONING DISTRICT: AR-2

DETERMINATION REFERENCE:

- Application for Single Stage Subdivision Approval, dated 05/12/2017, received for review by Town on 05/12/2017.
- Application for Area Variance, dated 05/12/2017, received for review by Town on 05/12/2017.
- Plans titled "Single Stage Subdivision Plat" by Freeland-Parrinello, dated 05/11/2017, no revisions noted, received by the Town on 05/12/2017.

PROJECT DESCRIPTION:

- Owner proposes to subdivide existing 16.584 Acre lot into 13.847 Acre Lot 1, 1.511 Acre Lot 2, and 1.226 Acre Lot 3.

DETERMINATION:

Lot 1

- Proposed Lot 1 has a lot width of 70 ft. when 200 ft. is required.

Lot 2

- Proposed Lot 2 has a lot width of 168.41 ft. when 200 ft. is required.
- Proposed Lot 2 has a Lot Size Area of 1.511 Acres when 2 Acres is required.

Lot 3

- Proposed Lot 3 has a lot width of 168.42 when 200 ft. is required.
- Proposed Lot 3 has a Lot Size Area of 1.226 when 2 Acres is required

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity to an Ontario County Agricultural District.

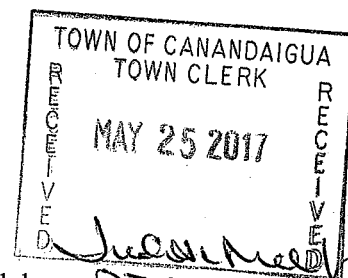
REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 130 ft. Lot Width variance for Lot 1.
- Application received for 31.49 ft. Lot Width variance for Lot 2.
- Application received for .489 Acre Lot Size Area variance for Lot 2.
- Application received for 31.48 ft. Lot Width variance for Lot 3.
- Application received for .774 Acre Lot Size Area variance for Lot 3.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for all subdivision requests.

CODE SECTIONS: Chapter §1-17, §220-15; §174-10; §220a Sch. 1 Zoning Schedule



DATE: 5/25/17

BY: Eric Cooper
Eric Cooper – Zoning Officer

CPN- 037-17

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