

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Daniel Ship
PROPERTY ADDRESS: 4620 North Road
TAX MAP NUMBER: 57.00-1-24.151
ZONING DISTRICT: AR-1

DETERMINATION REFERENCE:

- Application for Single Stage Subdivision, dated 09/19/2017, received for review by Town on 09/21/2017.
- Application for Area Variance, dated 09/27/2017, received by for review by Town on 09/27/2017.
- Plans titled "Single Stage (Preliminary/Final) Subdivision Plat" by Freeland—Parrinello Land Surveyors, dated 09/19/2017, revised on 10/18/2017, received by the Town on 10/20/2017.

PROJECT DESCRIPTION:

- Owner proposes to subdivide existing 64.1 Acre parcel into 8.945 Acre Lot 2 and 55.2 Acre Lot 1.

DETERMINATION:

- Proposed Lot 1 has 20 ft. of road frontage when the minimum is 150 ft.
- Remaining areas and setbacks meet minimum requirements for zoning purposes.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity with Ontario County Ag. Districts.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 130 ft. lot width variance.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for all subdivisions.

CODE SECTIONS: Chapter §1-17, §220-14; §174-10; §220a Sch.1 Zoning Schedule

DATE: _____

BY: _____
Eric Cooper – Zoning Officer

CPN- 068-17

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