

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Chrisanntha, Inc.

PROPERTY ADDRESS: 4951 North Road

TAX MAP NUMBER: 71.09-2-35.000

ZONING DISTRICT: R-1-20

DETERMINATION REFERENCE:

- Application for Single Stage Subdivision Review, dated 06/15/2017, received for review by Town on 06/16/2017.
- Application for One Stage Site Plan, dated 06/15/2017, received for review by Town on 06/16/2017.
- Application for Soil Erosion and Sediment Control Permit, dated 06/16/2017, received for review by Town on 06/16/2017.
- Plans titled "Property Development Plans for North Ponds Lot 5" by The DDS Companies, dated 05/30/2017, no revisions noted, received by the Town on 06/16/2017.

PROJECT DESCRIPTION:

- Applicant proposes subdividing .471 Acres from existing 9.853 Acre parcel as part of a previously approved 6 lot subdivision.
- Applicant proposes construction of a new single-family dwelling on proposed new lot.

DETERMINATION:

- Proposed new lot and house within the Town of Canandaigua meets minimum requirements for zoning and building purposes.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity to a municipal boundary and the number of lots created.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for all Subdivisions.

CODE SECTIONS: Chapter §1-17, §220-19; §220a Sch.1 Zoning Schedule

DATE: 6/27/17

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

CPN- 049-17

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

