

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: LYNN, DAVID
PROPERTY ADDRESS: 0000 NOTT ROAD
TAX MAP NUMBER: 112.02-1-88.300
ZONING DISTRICT: R-1-30

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 09/10/2019. Received for review by Town on 09/12/2019.
- Application for New Structure/Addition Building Permit, dated 09/10/2019. Received for review by Town on 09/12/2019.
- Application for Soil Erosion and Sediment Control Permit, dated 09/12/2019. Received for review by Town on 09/12/2019.
- Plans titled "Lynn Residence" by McMahon LaRue Associates, P.C. Engineers and Surveyors, dated 09/18/2019, no revisions noted, received by the town on 09/19/2019.

PROJECT DESCRIPTION:

- Applicant proposes to construct a new, single-family dwelling on a currently vacant parcel.

DETERMINATION:

- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the R-1-30 zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates solely to a single-family residential site plan. Exception #09.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required for development of a new single-family dwelling on an undeveloped or vacant parcel.

CODE SECTIONS: Chapter §1-17; §165; §220-9; §220-17; §220-64; §220a Sch. 1 Zoning Schedule

DATE: 9/19/2019

BY: *Kyle Ritts*

Kyle Ritts- Zoning Inspector

CPN- 19-072

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

