

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: David Parsons

PROPERTY ADDRESS: 0000 Nott Road

TAX MAP NUMBER: 112.01-1-6.200

ZONING DISTRICT: AR-2

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 10/06/2021. Received for review by Town on 10/06/2021.
- Plan titled, "Site Plan & Conventional Septic System Design Proposed Parsons Residence" by Grove Engineering, dated October 5, 2021, received by the Town on 10/14/21. Sheets 1 through 6.
- Plan titled, "Parsons Property- Nott Road" by Mott Land Surveying, dated 09/21/2021.
- Architecturals- front elevation and footprint (not dated), received by the Town on 10/06/2021.

PROJECT DESCRIPTION:

- Applicant proposes to construct a new single-family dwelling with associated improvements.

DETERMINATION:

- Single-family dwellings are a principally permitted use within the AR-2 zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:


- This application is not required to be reviewed by the Ontario County Planning Board.

REFERRAL TO PLANNING BOARD FOR:

- Site plan approval is required for single-family development in all zoning districts and requires a permit to be issued pursuant to Chapter 165, Soil Erosion and Sedimentation Control.

CODE SECTIONS: Chapters §1-17; §220; §165

DATE: 10/21/20

BY: 
Shawna Bonshak – Town Planner/Zoning Officer

CPN- 2021-080

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 Owner
Town Clerk

