

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** Donald and Elice Bowerman  
**PROPERTY ADDRESS:** Nott Road (Currently Vacant Land)  
**TAX MAP NUMBER:** 111.00-1-14.500  
**ZONING DISTRICT:** AR-2

### DETERMINATION REFERENCE:

- Application for One Stage Site Plan Approval, dated 09/16/2016, received for review by Town on 09/16/2016.
- Application for New House Permit, dated 08/04/2016, received for review by Town on 08/04/2016.
- Plans titled "Preliminary/Final Site Plan" by Bernard G. Pulver, P.E., dated 10/13/2015, revised on 09/23/2016, received by the Town on 09/23/2016.
- Plans titled "Bowerman Residence" by Steven G. Olejar P.E., dated 01/10/2010, received by the Town on 08/04/2016.

### PROJECT DESCRIPTION:

- Owner proposes the construction of a new, 2,944 sq. ft. single-family dwelling on a vacant parcel.

### DETERMINATION:

- Proposed project has sufficient area and dimension to meet minimum requirements for zoning and building purposes.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it involves a site plan for a single-family residential lot. Exemption 9.

### REFERRAL TO PLANNING BOARD FOR:

- Site plan approval is required for development of a single-family dwelling within a vacant parcel.

**CODE SECTIONS:** Chapter §1-17, §220-64C; §220a Sch 1 Zoning Schedule

DATE: 9/26/2016

BY:   
Eric Cooper – Zoning Officer

CPN- 065-16

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

