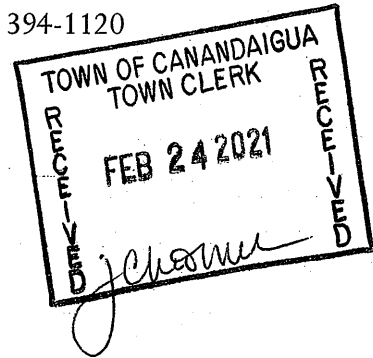


Town of Canandaigua

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

Established 1789



ZONING LAW DETERMINATION

PROPERTY OWNER: Randy & Jennifer Navas
PROPERTY ADDRESS: 5927 Rossier Road
TAX MAP NUMBER: 111.00-1-38.112
ZONING DISTRICT: AR-1

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 2/3/2021. Received for review by Town on 2/8/2021.
- Plans titled, "Site Plans – Proposed Navas Residence" by Grove Engineering, dated 2/4/2021, no revisions noted, received by the town on 2/8/2021.

PROJECT DESCRIPTION:

- Applicant proposes to construct a new single-family residence with associated utilities and improvements.

DETERMINATION:

- Single family Dwellings are a permitted use within the AR-1 Zoning District.
- Parcel is of sufficient area and dimensions to meet 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.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- This application is not required to be reviewed by the Zoning Board of Appeals. Proposed development meets use and setbacks requirements of the underlying zoning district.

REFERRAL TO PLANNING BOARD FOR:

- Development of a new single-family dwelling on an undeveloped parcel requires site plan review by the Planning Board.

CODE SECTIONS: Chapter §1-17; §220-14; §220-64;

DATE: February 23, 2021

BY: Chris Jensen DE MCP
Zoning/Code Enforcement Officer

CPN- 2021-009

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