

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: CHAD MOUNT

PROPERTY ADDRESS: 2659 ST RT 21

TAX MAP NUMBER: 71.00-1-49.000

ZONING DISTRICT: AR-1

DETERMINATION REFERENCE:

- Application for Single Stage Review Subdivision Approval, dated 03/06/2019. Received for review by Town on 03/08/2019.
- Plans titled "Subdivision of Lands of Brooke E. Helker + Chad Mount" by Freeland-Parrinello Land Surveyors, dated 03/05/2019, no revisions noted, received by the town on 03/19/2019.

PROJECT DESCRIPTION:

- Applicant proposes to subdivide parcel to create 1.475 Acre Lot 1 and 14.851 Acre Lot 2.

DETERMINATION:

- Existing 16.326 Acre parcel contains a single-family dwelling and 1,616 sq. ft. accessory building.
- Proposed Lot 1 contains no principle building or use.
- Proposed Lot 1 has a 1,616 sq. ft. accessory building when 900 sq. ft. is the maximum on a vacant parcel.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board because it relates to subdivision and area variance within 500 ft. of the right-of-way of a state highway.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Applicant SHALL submit application for a 716 sq. ft. Accessory Building Area Variance.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Subdivision approval is required for the subdivision of a parcel of land.

CODE SECTIONS: Chapter §1-17; §174-10; §220-14; §220-9; §220a Sch. 1 Zoning Schedule

DATE:

3/26/2019

BY:

Eric A. Cooper
Eric Cooper – Zoning Inspector

CPN- 19-018

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

