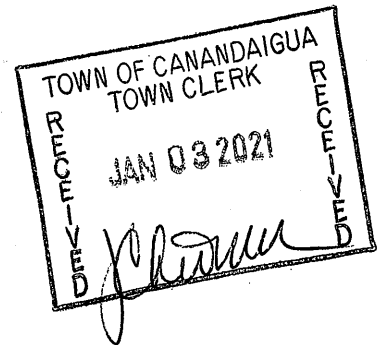


# Town of Canandaigua

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

Established 1789

## ZONING LAW DETERMINATION



**PROPERTY OWNER:** Martin and Jori Gilmore  
**PROPERTY ADDRESS:** 5039 Seneca Point Road  
**TAX MAP NUMBER:** 153.00-1-15.22  
**ZONING DISTRICT:** RR3

### DETERMINATION REFERENCE:

- Application for One Stage Site Plan Approval, dated 12/2/2021, received for review by the Town on 12/2/2021.
- Existing Conditions Map Plan of Land for Martin and Lori Gilmore prepared by Michael S. Greene, L.S., dated 12/16/2021, received by the Town on 12/20/2021.
- Plan titled "Final Site Plan," dated 11/16/2021, revised on 12/16/2021, received on 12/20/2021.

### PROJECT DESCRIPTION:

- Applicant proposes to construct a single-family dwelling with associated improvements on a vacant 13 ± acre parcel.

### DETERMINATION:

- A single-family dwelling is a principally permitted use within the RR3 zoning district.
- Parcel is of 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

### REFERRAL TO PLANNING BOARD FOR:

- Site plan review is required for development of a new single-family dwelling on an undeveloped parcel in the RR3 District.

**CODE SECTIONS:** Chapter §1-17; §220

**DATE:** 12/30/21

**BY:** Shawna Bonshak

Shawna Bonshak - Zoning Officer/Town Planner

**CPN- 2021-094**

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