

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: HML PROPERTIES, LLC

PROPERTY ADDRESS: 5131 Silvernail Drive

TAX MAP NUMBER: 112.02-4-25.152

ZONING DISTRICT: SCR-1

DETERMINATION REFERENCE:

Application for One Stage Site Plan dated 01/03/2023. Received on 01/03/2023.

Application for Soil Erosion and Sediment Control Permit dated 01/03/2023, received on 01/03/2023.

Short Environmental Assessment Form dated 01/03/2023, received 01/03/2023.

One Stage Site Plan Checklist dated 01/03/2023, received 01/03/2023.

Plans titled "Site Plan" by Venezia Land Surveyors and Civil Engineers, 05/07/2019, revisions dated 02/07/2020 and 06/02/2020, received 12/29/2022 Unsigned.

Plan titled Proposed Deep Trench Septic System, prepared by Grove Engineering, dated May 6, 2020, received 12/20/2022.

Elevations titled "Spring Branch," prepared by Ken Pieper and Associates, LLC., dated 09/16/2015, received 05/10/2019.

PROJECT DESCRIPTION:

Applicant proposes to construct a new, single-family dwelling on a currently vacant parcel.

DETERMINATION:

Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the SCR-1 zoning district.

The Applicant, in 2020, was found to have disturbed 2 acres more than originally approved (4 versus 2 acres) and received a violation notice. Applicant was approved for an amended Site Plan in May 2020 which included a full reforestation plan.

REFERRAL TO PLANNING BOARD FOR:

Planning Board Site Plan approval required for development of a new single-family dwelling on an undeveloped or vacant parcel.

Planning Board Site Plan approval required for land disturbance of 2,000 square feet or greater within a steep slope protection area.

CODE SECTIONS: Chapter §1-17; §220-64, §220-18; §220-8; §220-9; §165; §220a Sch. 1
Zoning Schedule

DATE: 3-2-2023

BY: _____

Mike Warner-Zoning Officer

CPN- 23-007

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.

CANANDAIGUA TOWN CLERK

c: Binder
Property File
Property Owner
Town Clerk

MAR 02 2023

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