

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: THE FOWLER FAMILY TRUST

PROPERTY ADDRESS: 0000 Smith Rd

TAX MAP NUMBER: 139.00-1-12.111

ZONING DISTRICT: RR-3

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 06/10/2020. Received for review by Town on 06/10/2020.
- Application for Soil Erosion and Sediment Control Permit, dated 06/10/2020. Received for review by Town on 06/10/2020.
- Application for New Structure Permit, dated 06/19/2020. Received for review by Town on 06/19/2020.
- Plans titled "Final Plan of Land to be developed by Eric & Brianne Jennision" by Greene Land Surveying, PLLC, dated 05/11/2020, revised on 06/19/2020, received by the town on 06/19/2020.

PROJECT DESCRIPTION:

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

DETERMINATION:

- Proposed development 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 as it relates to site plan for single-family residential. Exception #09

REFERRAL TO PLANNING BOARD FOR:

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

CODE SECTIONS: Chapter §1-17; §220-16; §220-64; §220a Sch.1 Zoning Schedule

DATE: June 23, 2020

BY:

Eric Cooper
Eric Cooper – Planner

CPN- 20-043

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

