

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: FLAH Properties, LLC (Bruce Campbell)

PROPERTY ADDRESS: 0000 Thomas Road

TAX MAP NUMBER: 70.06-1-76.100

ZONING DISTRICT: R-1-30 & MUO

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 5/12/2021. Received for review by Town on 5/12/2021.
- Application for Single-Stage Subdivision, dated 5/12/2021. Received for review by Town on 5/12/2021.
- Plans titled, "One State Subdivision Site Plan prepared for Bruce & Susan Campbell" by Venezia Land Surveyors and Civil Engineers, no date noted, no revisions noted, received by the town on 5/12/2021.

PROJECT DESCRIPTION:

- Applicant proposes to subdivide existing 10.54± acre parcel into two parcels [Lot #1 (2.914 acres) and Lot #2 (6.829 acres)] and annex 0.785 acres to parcel ID#70.06-1-76.20 (5425 Thomas Road – owned by Sherry L. Thompson).
- Applicant proposes to construct a new single-family dwelling with associated improvements upon new Lot #1.

DETERMINATION:

- All resulting lots are of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the R-1-30 zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

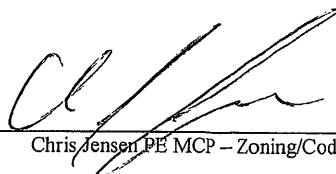
- This application is required to be reviewed by the Ontario County Planning Board

REFERRAL TO PLANNING BOARD FOR:

- Plats for all proposed subdivisions shall be filed with the Planning Board for approval.
- Site plan review is required for development of a new single-family dwelling on an undeveloped or vacant parcel.

CODE SECTIONS: Chapter §1-17; §174; §220

DATE: 5/21/2021

BY: 
Chris Jensen PE MCP – Zoning/Code Enforcement Officer

CPN- 2021-045

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

