

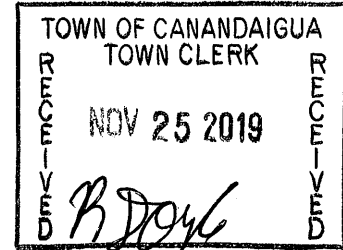
# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** VALVANO, MATTHEW J. & AMBER M.  
**PROPERTY ADDRESS:** 5600 THOMAS ROAD  
**TAX MAP NUMBER:** 69.00-1-10.122  
**ZONING DISTRICT:** AR-2



### **DETERMINATION REFERENCE:**

- Application for One Stage Site Plan, dated 11/06/2019. Received for review by Town on 11/08/2019.
- Application for Site Development/General Building Permit, dated 11/06/2019. Received for review by Town on 11/08/2019.
- Application for Soil Erosion and Sediment Control Permit, dated 11/07/2019. Received for review by Town on 11/08/2019.
- Plans titled "Site Plan: Proposed Valvano Residence" by Grove Engineering, dated 11/07/2019, revised on 11/13/2019, received by the town on 11/14/2019.
- Architectural Elevation Plans titled "Valvano" by Barden Building Products, dated 02/06/2019, revised on 06/27/2019, received by the town on 11/08/2019.

### **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 AR-2 zoning district.

### **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 a Site Plan involving a single-family residential lot. Exception #09.

### **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.

**CODE SECTIONS:** Chapter §1-17; §165; §220-9; §220-15; §220-64; §220a Sch. 1 Zoning Schedule

**DATE:** 11/25/2019

**BY:** Kyle Ritts  
Kyle Ritts - Zoning Inspector

**CPN- 19-087**

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