

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Timothy & Logan Kneut

PROPERTY ADDRESS: 2555 Cooley Road

TAX MAP NUMBER: 69.00-1-36.000

ZONING DISTRICT: AR-2

DETERMINATION REFERENCE:

- Application for Single Stage Subdivision, dated 10/31/2016, received for review by Town on 10/24/2016.
- Application for Area Variance, dated 10/31/2016, received for review by Town on 01/06/2016.
- Application for Demolition Permit, dated 11/01/2016, received for review by Town on 11/01/2016.
- Plans titled "Preliminary/Final Single Stage Subdivision Plat" by Freeland-Parrinello Land Surveyors, dated 10/24/2016, no revisions noted, received by the Town on 10/24/2016.

PROJECT DESCRIPTION:

- Owner proposes to subdivide existing parcel and demolish two buildings on lot 1.

DETERMINATION:

- Existing dwelling is 15.3 ft. from front lot line when 60 ft. is required.
- Existing accessory building is 15.4 ft. from side lot line when 20 ft. is required.
- Existing non-conforming mobile home and shed to be demolished.
- Proposed subdivision does not include site development approval within Lot #2. Any further development would require the necessary permit applications and approvals.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it is within 500 ft. of a farm operation within an Agricultural District.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application for 44.7 ft. front setback variance received.
- Application for 5.6 ft. side setback variance received.

REFERRAL TO PLANNING BOARD FOR:

- Due to the requirement for variances in relation to pre-existing nonconforming structures, a recommendation regarding potential impacts is required.
- Planning Board approval required for all subdivisions.

CODE SECTIONS: Chapter §1-17, §220-9; §220a Sch 1 Zoning Schedule

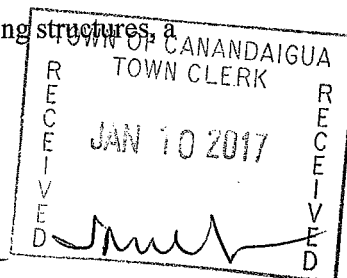
DATE: 1/10/17

BY:

Eric Cooper - Zoning Officer

CPN- 073-16

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