

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Elizabeth Lockwood

PROPERTY ADDRESS: 4952 Adams Drive

TAX MAP NUMBER: 98.09-1-24.000

ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 04/13/2018, received for review by Town on 04/13/2018.
- Application for Site Development, dated 04/13/2018, received for review by Town on 04/13/2018.
- Application for Soil Erosion and Sediment Control Permit, dated 04/13/2018, received for review by Town on 04/13/2018.
- Sketch Plans titled "Untitled" by Jeremy Clark, no date noted, no revisions noted, received by the Town on 04/20/2018.

PROJECT DESCRIPTION:

- Applicant proposes to remove existing retaining wall and stairs and replace them in a new orientation.

DETERMINATION:

- Proposed excavation exceeds 5 cu. yd.
- Proposed stairs are setback 4 ft. from the property line when 10 ft. is required.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application may be required to be reviewed by the Ontario County Planning Board for variances associated with site plan within 500 ft. of Canandaigua Lake.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Applicant SHALL submit application for 6 ft. side setback variance.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan Approval required as proposed development exceeds such thresholds as would require a Soil Erosion and Sediment Control Permit within the RLD.

CODE SECTIONS: Chapter §1-17, §220-64; 165-7; 220-21; 220a Sch.1 Zoning Schedule

DATE: 5/1/2018

BY: *Eric Cooper*
Eric Cooper – Zoning Officer

CPN- 026-18

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

