

Town of Canandaigua

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

ZONING LAW DETERMINATION

PROPERTY OWNER(s): Ernest C. Whitbeck, IV
PROPERTY ADDRESS: 5285 Black Pointe Drive
TAX MAP NUMBER: 154.04-1-7.000
ZONING DISTRICT: RLD – Residential Lake District

DETERMINATION REFERENCE:

Application for One Stage Site Plan, dated 10/03/2022, received on 10/3/2022.
Plans titled, “Site Plan Drawings Prepared for Marie W. McNabb & Ernest C. Whitbeck IV,”
Joyce Consulting Group, dated 04/28/2022, last revised on 07/29/2022, received 10/21/2022.
Soil Erosion and Sediment Control permit application, dated 10/3/2022, received on 10/3/2022.
Landscaping Plan, prepared by Mark P. Muller, Architect, not dated, received on 10/21/2022.
Floor Plans and Elevations, prepared by Mark P. Muller, Architect, not dated, received on 10/3/2022.

PROJECT DESCRIPTION:

Applicant proposes to raze existing single-family dwelling and construct a new single-family dwelling with associated improvements.

DETERMINATION:

Single-Family dwellings are a principally permitted use within the Residential Lake District.

Proposed structure setbacks which do not increase the degree of nonconformance shall be allowed.

Staff cannot determine, from the submission, the varying, if applicable, gradients in the steep slope protection areas (SSPA). Please label all SSPAs with their area as Moderately, Very or Extremely Steep. Additionally, please address, in narrative form as well as on the plans, all regulations in Section 220-8 have been addressed.

The applicant should submit a detailed narrative on how the Shoreline Guidelines will be met.

REFERRAL TO PLANNING BOARD FOR:

Site plan review is required for development within the Residential Lake District which exceeds 1,000sq.ft. and such thresholds as would require a Soil Erosion and Sedimentation Control Permit.

Site plan review is required for development within Zone A: 500 square feet or greater of land disturbance within 2,000 feet horizontal distance from the mean high-water mark of Canandaigua Lake.

CODE SECTIONS: Chapter §1-17; §165; §220-8; §220-21

DATE: 10/28/22

BY:


Shawna Bonshak – Town Planner/Zoning Officer

CPN- 2022-077

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.

cc: Binder, Property Owner, Town Clerk

CANANDAIGUA TOWN CLERK

OCT 28 2022

RECEIVED 