

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Joy Wegman
PROPERTY ADDRESS: 4417 County Road 16
TAX MAP NUMBER: 126.16-2-3.310
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for Area Variance, dated 09/13/2016, received by the Town on 09/16/2016.
- Plans titled "Site Sketch Plan" by Bayer Landscape Architecture, dated 09/16/2016, revised on 09/21/2016, received by the Town on 09/23/2016.

PROJECT DESCRIPTION:

- Owner proposes to construct a pool, fence and patio structures in the rear yard of her parcel adjoining Canandaigua Lake.

DETERMINATION:

- Proposed in-ground swimming pool is in rear yard when swimming pools are not permitted in the rear yard of a parcel that adjoins Canandaigua Lake.
- Proposed in-ground swimming pool is 27 ft. wide when only 20 ft. is permitted by Town Code.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as site plan and variance apply to real property within 500 ft. of County Road 16.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- An application requesting an area variance to allow a swimming pool in the rear yard of a lot adjoining Canandaigua Lake has been submitted to the Town ZBA.
- An application requesting a 7 ft. area variance has been submitted to the Town ZBA.

REFERRAL TO PLANNING BOARD FOR:

- Site plan review is required as project exceeds such thresholds as would require a Soil and Erosion Control Permit within the Residential Lake District.

CODE SECTIONS: Chapter §1-17; §220-9W(2); §220-21C(5); §220-64C

DATE: 9/26/2016

BY: *Eric Cooper*
Eric Cooper – Zoning Officer

CPN- 066-16

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

