

Town of Canandaigua

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

Established 1789

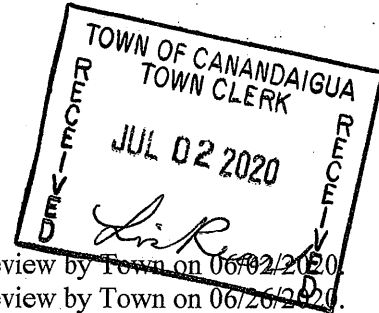
ZONING LAW DETERMINATION

PROPERTY OWNER: KESSLER, DENNIS

PROPERTY ADDRESS: 0000 Co Rd 16

TAX MAP NUMBER: 126.20-1-1.210

ZONING DISTRICT: AR-2 / RLD



DETERMINATION REFERENCE:

- Application for Area Variance, dated 05/11/2020. Received for review by Town on 06/02/2020.
- Application for New Structure, dated 06/26/2020. Received for review by Town on 06/26/2020.
- Plans titled "Two Bay Garage" by Architectural Innovations, dated **/**/****, revised on **/**/****, received by the town on 06/02/2020.
- Plans titled "Subdivision of Lands of Hargrave-Leone LLC & Dennis Kessler" by Freeland—Parrinello Land Surveyors, dated 08/05/2019, revised on 01/08/2020, signed by the Planning Board Chair on 01/10/2020, and filed with Ontario County on 01/14/2020 as Map #36837.
- Certificate of Pre-Existing Non-Conformity, dated 07/02/2020, received by Town Clerk 07/02/2020.

PROJECT DESCRIPTION:

- Applicant proposes to demolish existing detached garage and rebuild a new detached garage.

DETERMINATION:

- Proposed detached garage to have front setback of 2 ft. when 60 ft. is required. Preexisting nonconforming detached garage has front setback of 0 ft.
- Changes to pre-existing non-conformities that reduce the degree of nonconformance shall be allowed.
- Proposed garage to have rear setback of 5 ft. when 20 ft. is required.
- Proposed detached garage to have South side setback of 5 ft. when 20 ft. is required.
- Proposed detached garage to have North side setback of 5 ft when 20 ft. is required.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to multiple area variances within 500 ft. of a County Highway.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Application received for 15 ft. rear setback variance.
- Application received for 15 ft. North side setback variance.
- Application received for 15 ft. South side setback variance.

CODE SECTIONS: Chapter §1-17; §220-9; §220-15; 220-107 §220a Sch.1 Zoning Schedule

DATE: July 2, 2020

BY:

Eric Cooper - Planner

CPN- 20-032

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 Owner
Town Clerk