

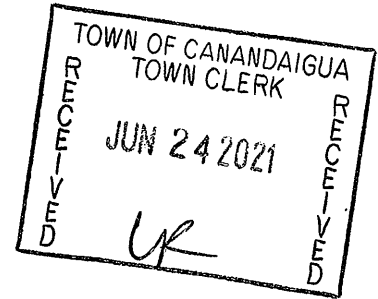
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Timothy and Shelia Oostdyk
PROPERTY ADDRESS: 3551 County Road 16
TAX MAP NUMBER: 98.17-1-14.000
ZONING DISTRICT: RLD



DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 06/09/2021. Received for review by Town on 06/09/2021.
- Plan titled, "Site Survey/Site Plan-3551 West Lake Road" by Professional Engineering Group, dated June 2021, revised 6/16/2021, received by the Town on 06/18/2021.

PROJECT DESCRIPTION:

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

DETERMINATION:

- Single-family dwellings are a principally permitted use within the RLD zoning district.
- Proposed development does not increase the degree of non-conformance associated with the parcel. Improvements which do not increase the degree of nonconformance shall be permitted.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity to Canandaigua Lake and County Road 16.

REFERRAL TO PLANNING BOARD FOR:

- Site plan approval is required for development in the Residential Lake District which exceeds 1,000 square feet or such thresholds as would require a permit to be issued pursuant to Chapter 165, Soil Erosion and Sedimentation Control.

CODE SECTIONS: Chapters §1-17; §220; §165

DATE: 6/24/2021

BY: 

Chris Jensen PE MCP -- Zoning/Code Enforcement Officer

CPN- 2021-057

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