

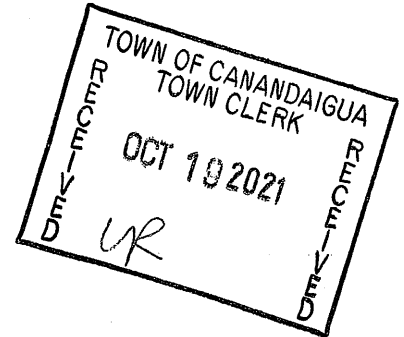
Town of Canandaigua

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Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: June Herman
ADDRESS: 3588 County Road 16
TAX MAP NUMBER: 98.17-1-23.000
ZONING DISTRICT: RLD



DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 10/06/2021. Received for review by Town on 10/06/2021.
- Plan titled, "Site Plan Prepared for: June Herman Tear-down Accessory Structure" by Marks Engineering, dated 10/06/2021, received by the Town on 10/15/2021, revised on 10/15/2021.

PROJECT DESCRIPTION:

- The applicant is proposing to tear down and rebuild an existing lakeside accessory structure.

DETERMINATION:

- The current accessory structure is pre-existing, non-conforming. It is unclear to staff whether the current accessory structure is being used as a dwelling unit. Sheet EX100, Existing Conditions, details the structure as "1-Story Frame Cottage" and also references removal of "existing house." A secondary dwelling unit is not permitted on a single lot.
- To continue through the review process, applicant must agree to an inspection of the existing structure to determine if structure is a pre-existing non-conforming secondary dwelling or pre-existing non-conforming uninhabitable accessory structure.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board.

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; §220-64; §165

DATE: 10/19/2021

BY:

Shawna Bonshak, Town Planner/Zoning Officer

CPN- 2021-087

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