

Town of Canandaigua

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

ZONING LAW DETERMINATION

PROPERTY OWNER(s): Larry Joslyn, Lisa Roberts
PROPERTY ADDRESS: 3611 County Road 16
TAX MAP NUMBER: 98.17-1-32.000
ZONING DISTRICT: RLD – Residential Lake District

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 08/19/2022. Received for review by Town on 08/19/2022.
- Application for Area Variance, dated 08/15/2022. Received for review by Town on 08/19/2022.
- Plans titled, "Joslyn Site Plan" by Meagher Engineering, dated 04/28/2022, last revised on 07/29/2022, received by the town on 08/19/2022.
- Soil Erosion and Sediment Control permit Application dated 04/28/2022. Received for review by Town on 08/19/2022.
- Floor Plans and Elevations by Morabito Architects, dated Feb 2022, last revised on 07/27/2022 received by the town on 08/19/2022.

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.
- Applicant proposes a 22.7ft. rear setback when 30.0ft. is required.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

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

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant requires a 7.3ft. rear (mean high water) setback area variance.

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.

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

DATE: 8/26/2022

BY: 
Chris Jensen – Zoning Officer

CPN- 2022-038

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