

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Scott Kreher  
**PROPERTY ADDRESS:** 3792 County Road 16  
**TAX MAP NUMBER:** 113.09-2-2.000  
**ZONING DISTRICT:** RLD

### **DETERMINATION REFERENCE:**

- Application for One Stage Site Plan Approval, dated 02/04/2017, received for review by Town on 02/08/2017.
- Application for Soil Erosion and Sediment Control Permit, dated 02/04/2017, received for review by Town on 02/08/2017.
- Application for Principle Structure Addition Permit, dated 02/04/2017, received for review by Town on 02/08/2017.
- Short Environmental Assessment Form, dated 02/04/2017, received for review by 02/08/2017.
- Plans titled "Site Plan" by MarksEngineering, dated 01/11/2017, no revisions noted, received by the Town on 02/18/2017.

### **PROJECT DESCRIPTION:**

- Applicant proposes to construct a 480 sq. ft. addition to the principle building, a retaining wall, and associated drainage infrastructure.

### **DETERMINATION:**

- Proposed building addition and structure meet all design and setback requirements for building and zoning purposes.
- As proposed development exceeds 500 sq. ft. of disturbance within 500 ft. of Canandaigua Lake, Site Plan review is required.

### **REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:**

- This application is not required to be reviewed by the Ontario County Planning Board as it relates to Site Plan for a single-family residential lot. Exemption 9.

### **REFERRAL TO PLANNING BOARD FOR:**

- Site Plan approval required as project is in the RLD and requires a Soil Erosion and Sediment Control Application

**CODE SECTIONS:** Chapter §1-17; §220-9; §220a Sch 1 Zoning Schedule; §220-21

**DATE:** 2/13/17

**BY:** *Eric Cooper*  
Eric Cooper – Zoning Officer

**CPN- 009-17**

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

