

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: CASEY, JOHN

PROPERTY ADDRESS: 3814 Co Rd 16

TAX MAP NUMBER: 112.00-1-72.000

ZONING DISTRICT: RLD / SCR-1

DETERMINATION REFERENCE:

- Application for Area Variance, dated 09/12/2019. Received for review by Town on 09/13/2019.
- Sketch Plans titled "John Casey Property" John Casey, dated 09/18/2019, no revisions noted, received by the town on 09/19/2019.
- Certificate of Non-conformity dated 10/01/2019. Filed with Town Clerk 10/01/2019.

PROJECT DESCRIPTION:

- Applicant proposes to relocate pre-existing non-conforming accessory building on parcel.

DETERMINATION:

- Pre-existing non-conforming accessory building is 180 sq. ft. when such accessory building shall not exceed 100 sq. ft. Proposed development does not expand pre-existing non-conformity.
- Proposed front setback to accessory building of 2 ft. when 60 ft. is required.
- Proposed rear (lake) setback to accessory building of 12 ft. when 25 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 58 ft. front setback variance.
- Application received for 13 ft. rear setback variance.

CODE SECTIONS: Chapter §1-17; §220-9; §220-18; §220-21; §220-107; §220a Sch. 1 Zoning Schedule

DATE: 10/1/19

BY: Kyle Ritts
Kyle Ritts – Zoning Inspector

CPN- 19-076

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

