

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: SWETMAN, JAMES F & COLLEEN P

PROPERTY ADDRESS: 4015 Co Rd 16

TAX MAP NUMBER: 113.17-1-14.000

ZONING DISTRICT: RLD

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DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 10/07/2020. Received for review by Town on 10/07/2020.
- Application for Area Variance, dated 10/02/2020. Received for review by Town on 10/07/2020.
- Application for Use Variance, dated 10/02/2020. Received for review by Town on 10/07/2020.
- Application for Soil Erosion and Sediment Control Permit, dated 10/02/2020. Received for review by Town on 10/07/2020.
- Application for New Structure Permit, dated 10/05/2020. Received for review by Town on 10/07/2020
- Plans titled, "Swetman Site Plan" by Meagher Engineering, dated 10/06/2020, no revisions noted, received by the town on 10/07/2020.

PROJECT DESCRIPTION:

- Applicant proposes to construct a single-family dwelling and accessory improvements.

DETERMINATION:

- Proposed dwelling has a front setback of 42.17 ft. when 60 ft. is required.
- As total land disturbance exceeds 7,500 square feet and greater than 50% of land disturbance is within a steep slope protection area, then lot coverage for the entire site shall be reduced to 90% of the allowable lot coverage for the underlying zoning district.
- Proposed lot coverage of 29.16% when 22.5% is the maximum allowable.
- Subject parcel contains an existing dwelling unit.
- Construction of proposed dwelling unit creates two single-family dwelling units on a lot when only one single-family dwelling unit per lot is a permitted use.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to area variances and site plan approval within 500 ft. of a County Road.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

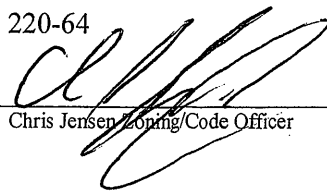
- ZBA approval required for a use variance to allow two single-family dwellings on a lot.
- ZBA approval required for 17.83 ft. front setback area variance.
- ZBA approval required for a 6.66% lot coverage area variance.

REFERRAL TO PLANNING BOARD FOR:

- PB Site plan approval required for uses allowed by use variance and for development exceeding 1,000 sq. ft. within the RLD Zoning District.

CODE SECTIONS: Chapter §1-17; §220-8; 220-21; 220-64

DATE: 10/26/2020

BY: 
Chris Jensen/Zoning/Code Officer

CPN- 2020-072

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

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