

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: BLAZAK, ERIC & BREE

PROPERTY ADDRESS: 4134 CO RD 16

TAX MAP NUMBER: 127.05-2-9.000

ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for Area Variance, dated 01/11/2019. Received for review by Town on 01/11/2019.
- Application for Soil Erosion and Sediment Control, dated 01/11/2019. Received for review by Town on 01/11/2019.
- Application for One Stage Site Plan, dated 01/11/2019. Received for review by Town on 01/11/2019
- Retaining Wall Plans by Harris Design Studio, no date noted, no revisions noted, received by the Town on 02/04/2019
- Site Plans titled "Eric and Bree Blazak" by Venezia Land Surveyors and Civil Engineers, dated 01/15/2019, no revisions noted, received by the town on 01/18/2019

PROJECT DESCRIPTION:

- Owner proposes to demolish existing dwelling and construct a new dwelling with associated improvements.

DETERMINATION:

- Applicant proposes lot coverage of 35.6% when maximum permitted is 30%.
- Applicant proposes to construct a structure with a Mean High Water Mark setback of 2.6 ft. when 25 ft. is required.
- Applicant shall coordinate with Ontario County for work within the Right of Way.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

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

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 5.6% lot coverage area variance.
- Application received for 22.4 ft. Mean High Water Mark setback variance.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board site plan approval required as project exceeds 1,000 sq. ft. of disturbance within the RLD.

CODE SECTIONS: Chapter §1-17; §220-21; 220-64; 220-9; 220a Sch.1 Zoning Schedule

DATE: 2/5/2019

BY: *Eric Cooper*
Eric Cooper – Zoning Inspector

CPN- 19-005

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

