

Town of Canandaigua

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

ZONING LAW DETERMINATION

PROPERTY OWNER: John & Susan Lewis
PROPERTY ADDRESS: 4210 County Road 16
TAX MAP NUMBER: 126.12-2-2.000
ZONING DISTRICT: RLD – Residential Lake District

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 2/10/2021. Received for review by Town on 2/10/2021.
- Plans titled, “Site Plans for John & Susan Lewis” by Marks Engineering PC, dated 2/10/2021, no revisions noted, received by the town on 2/10/2021.
- Application for Area Variance (lot coverage), dated 2/10/2021. Received for review by the Town on 2/10/2021.
- Application for Area Variance (driveway setback), dated 2/22/2021. Received for review by the Town on 2/22/2021.

PROJECT DESCRIPTION:

- Applicant proposes to demolish existing single family dwelling and construct new single family dwelling with associated utilities and improvements.

DETERMINATION:

- Single family Dwellings are a permitted use within the RLD Zoning District.
- Parcel is of sufficient area and dimensions to meet requirements for zoning and building purposes.
- Owner proposes a parcel coverage of 27.47% when 25% is the maximum permissible.
- Owner proposes a driveway side setback of 2.42’ when 10’ is the minimum permissible.
- Applicant to provide ‘New Structure’ building permit application.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as the property is within 500ft. of Canandaigua Lake and multiple variances are required.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

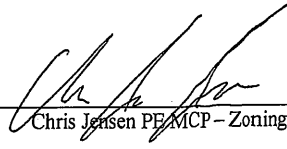
- Owner proposes a parcel coverage of 27.47% when 25% is the maximum permissible. A 2.47% parcel coverage area variance is required.
- Owner proposes a driveway side setback of 2.42’ when 10’ is the minimum permissible. A 7.58’ driveway side setback area variance is required.

REFERRAL TO PLANNING BOARD FOR:

- Site plan review/approval is required as the proposed development in the Residential Lake District exceeds 1,000sq.ft. and such thresholds as would require an erosion and sediment control permit.

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

DATE: February 23, 2021

BY: 
Chris Jensen PE/MCP - Zoning/Code Enforcement Officer

CPN- 2021-011

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

