

## *Town of Canandaigua*

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

*Established 1789*

### **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Scott Hill

**CANANDAIGUA TOWN CLERK**

**PROPERTY ADDRESS:** 4220 County Road 16

**JUN 30 2022**

**TAX MAP NUMBER:** 126.12-2-4.000

**ZONING DISTRICT:** RLD- Residential Lake District

**RECEIVED**

*HC*

#### **DETERMINATION REFERENCE:**

Single Stage Site Plan application, dated 06/01/2022, received 06/01/2022.

Area Variance application, dated 06/17/2022, received 06/17/2022.

One Stage Site Plan Set for Proposed Garage, prepared by Joyce Consulting Group, PC., dated 06/01/2022, received on 06/01/2022.

#### **PROJECT DESCRIPTION:**

Applicant is requesting Single Stage Site Plan approval to build a garage in the RLD.

#### **DETERMINATION:**

One detached private garage is permitted in the RLD zoning district.

However, the property is located in a Steep Slope Protection area (SSPA). Because there are slopes at 18%, the site is further categorized as *Moderately Steep*.

The applicant is proposing 7700 square feet of disturbance within the SSPA which is prohibited on moderately steep slopes if; "installation of an accessory structure, except for driveways, that requires greater than 4,000 square feet of land disturbance within the steep slope protection area."

The front setback for the garage is proposed at 20' when 60' is the requirement.

One point of access is allowed per parcel. The additional driveway, on the proposed garage side, would need approval by the Planning Board per requirements set forth in Access control- 220-75 B (2) (a)(b).

#### **REFERRAL TO ZONING BOARD OF APPEALS:**

Applicant must seek relief from Chapter 220-8 D. (1) (b) 3 which prohibits accessory structures, that require greater than 4,000 square feet of land disturbance.


A 40' front setback variance is required as 60' is the minimum front setback.

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

All Site Plan applications in the RLD must be reviewed and approved by the Town of Canandaigua Planning Board. Additionally, site is in a Steep Slope Protection Area (SSPA) which requires review and approval by the Town of Canandaigua Planning Board.

**CODE SECTIONS:** Chapter §1-17; §220-8 §220-21; §220-75

DATE: 6/29/22

BY:   
Shawna Bonshak – Zoning Officer/Town Planner

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