

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: West Lake Estates, LLC

PROPERTY ADDRESS: 4788 County Road 16

TAX MAP NUMBER: 140.14-1-14.211

ZONING DISTRICT: RLD / RR-3

DETERMINATION REFERENCE:

- Application for Site Plan approval, dated 01/09/2018, received for review by Town on 01/11/2018.
- Application for Site Development Permit, dated 01/08/2018, received for review by Town on 01/11/2018.
- Application for Soil Erosion and Sediment Control Permit, dated 10/25/2017, received for review by Town on 01/11/2018.
- Plans titled "Logging Site Plan" by Grove Engineering, dated 01/08/2018, revised on 01/17/2018, received by the Town on 01/17/2018.

PROJECT DESCRIPTION:

- Applicant requesting site plan approval for disturbances which exceed permit thresholds within RLD, RR-3 zoning districts.
- Applicant has been ordered by Town of Canandaigua Court to make site plan application as per December 31, 2017 consent order.
- Site disturbance and violations have already taken place and area of disturbance is currently stabilized.

DETERMINATION:

- Disturbance within the RLD exceeds 1,000 sq. ft.
- Disturbance within the RR-3 exceeds 10,000 sq. ft.
- Development includes the removal of trees within 20 ft. of the top of a gully.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates to a single-family residential lot. Exception #9.

REFERRAL TO PLANNING BOARD FOR:

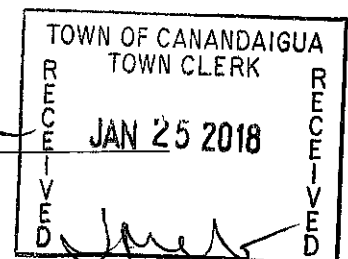
- Site Plan approval required as proposal requires a Soil Erosion and Sediment Control permit within the RLD.
- Site Plan approval required as proposal removes trees with greater than 6 in. DBH within 20 ft. of the top of a gully.

CODE SECTIONS: Chapter §1-17, §220-64; §220-8E; §165-7

DATE: 1/24/2018

BY: Eric Cooper
Eric Cooper – Zoning Officer

CPN- 001-18



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