

# *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:** 0000 County Road 16

**TAX MAP NUMBER:** 140.14-1-32.200

**ZONING DISTRICT:** RLD / RR-3

### **DETERMINATION REFERENCE:**

- Application for One Stage Site Plan, dated 05/11/2018, received for review by Town on 05/11/2018.
- Application for Soil Erosion and Sediment Control, dated 05/10/2018, received for review by Town on 05/11/2018.
- Application for Site Development Building Permit, dated 05/11/2018, received for review by Town on 05/11/2018.
- Application for New Structure Building Permit, dated 05/11/2018, received for review by Town on 05/11/2018.
- Plans titled "Site Plan for Proposed House Mink Property (Lot 2)" by Grove Engineering, dated 05/10/2018, revised on 05/17/2018, received by the Town on 05/17/2018.

### **PROJECT DESCRIPTION:**

- Applicant proposes to construct a 3,261 sq. ft. single-family dwelling on currently vacant parcel.

### **DETERMINATION:**

- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the RLD zoning district.

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

- This application is not required to be reviewed by the Ontario County Planning Board as it relates solely to Site Plan approval for a single-family residence. Exception #09.

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

- Planning Board approval required for all new single-family dwellings on vacant parcels.

**CODE SECTIONS:** Chapter §1-17, §220-64; 220-9; 220-21; 220-107;

**DATE:** 5/23/2018

**BY:** *Eric A. Cooper*  
Eric Cooper – Zoning Officer

**CPN- 18-031**

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

