

# *Town of Canandaigua*

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

*Established 1789*

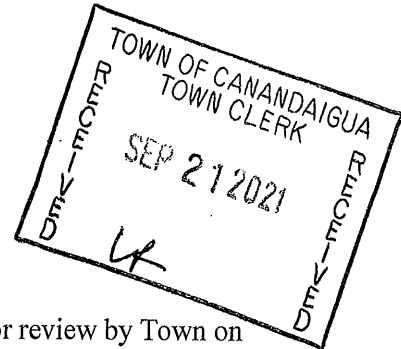
## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Eli and Peggy Futerman

**PROPERTY ADDRESS:** 4799 County Road 16

**TAX MAP NUMBER:** 140.14-01.20

**ZONING DISTRICT:** RLD



### **DETERMINATION REFERENCE:**

- Application for One Stage Site Plan, dated 09/08/2021, Received for review by Town on 09/08/2021.
- Plans titled, "Futerman Parcel 4799 County Road 16," by McMahon LaRue Associates, P.C., dated September 2021, received by the Town on 09/17/2021, revised on 09/15/2021.
- Elevations titled, "Canandaigua Lake House," by Architectural Innovations, not dated, received by the Town of 09/08/2021.
- Shoreline Development Guidelines response from Applicant, received 09/17/2021.

### **PROJECT DESCRIPTION:**

- The Applicant is requesting Single Stage Site Plan Approval for the demolition of an existing single-family home with garage and construction of new single-family dwelling with garage.

### **DETERMINATION:**

- Applicant is requesting a lot-line adjustment for Lots 1 and 2 (to be reviewed internally by Development Office).
- Proposed improvements are permitted, with Planning Board approval, within the RLD Zoning District.

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

- Site plan approval is required for development in the Residential Lake District which exceeds 1,000 square feet or such thresholds as would require a permit to be issued pursuant to Chapter 165, Soil Erosion and Sedimentation Control.

**CODE SECTIONS:** Chapters §1-17; §220; §220-64; §165

**DATE:** 09/21/2021

**BY:** Shawna E. Bonshak (electronically signed)  
Shawna E Bonshak – Town Planner/Zoning Officer

**CPN- 2021-073**

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