

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Daniel Wegman
PROPERTY ADDRESS: 4905/4907/4911 County Road 16
TAX MAP NUMBER: 140.18-1-11.000/140.18-1-12.000/140.18-1-15.100
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for One Stage Site Plan dated 04/14/2017, received for review by Town on 04/14/2017.
- Application for Soil Erosion and Sediment Control Permit, dated 04/14/2017, received for review by Town on 04/14/2017.
- Site Plans titled "Daniel R. Wegman" by Venezia Land Surveyors, dated 04/14/2017, no revisions noted, received by the Town on 04/14/2017.
- Architectural Plans titled "Wehle Wegman Residence" by James Fahy Design, dated 02/08/2017, no revisions noted, received by the Town on 04/14/2017
- Planting Plans titled "Planning Board Approval Plans" by Bayer Landscape Architecture, dated 04/14/2017, no revisions noted, received by the Town on 04/14/2017.

PROJECT DESCRIPTION:

- Owner proposes to consolidate three existing lots into one 2.178 Acre lot. Additional development to demolish two existing single-family dwellings and associated structures to construct one single-family dwelling with associated structures.

DETERMINATION:

- Proposed lot has sufficient area and dimension to meet minimum requirements for zoning and building purposes.
- Area variance granted 03/07/2017 for 5 ft. swimming pool length variance.
- Area variance granted 03/07/2017 for 54 ft. stream setback variance.
- Area variance granted 03/07/2017 for 36.5 ft. front setback variance.
- Area variance granted 03/07/2017 for 34 ft. rear setback variance.
- Area variance granted 03/07/2017 for 10 ft. accessory structure, front setback.
- Area variance granted 03/07/2017 for 140 sq. ft. accessory structure size variance.
- Area variance granted 03/07/2017 to allow a porch on a preexisting accessory structure.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity with County Road 16.

REFERRAL TO PLANNING BOARD FOR:

- Site Plan approval is required as proposed project is in the Residential Lake District and exceeds the threshold requiring a soil erosion and sediment control application.

CODE SECTIONS: Chapter §1-17; §220-9; §220-21; §220-107; §174-8

DATE: 4/28/17

BY: *Eric Cooper*
Eric Cooper - Zoning Officer

CPN- 029-17

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

