

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Richard Sands
PROPERTY ADDRESS: 4947 County Road 16
TAX MAP NUMBER: 154.06-1-7.100
ZONING DISTRICT: RLD – Residential Lake District

DETERMINATION REFERENCE:

- Plans entitled "Sands Residence - Final Site Plan" (sketch color plan) by Bayer Landscape Architecture, PLLC, dated 01/15/2016. Last Revised 06/16/2016. Received for review by Town on 06/17/2016.
- ZBA granted area variance for 2' pool length on 04/19/2016
- Application for Site Plan Approval, dated 06/16/2016. Received for review by Town on 06/17/2016.
- A SFHA exists on the parcel. (Elevation of 691.7' AMSL NGVD 1929). Application for Floodplain Development Permit, dated 06/15/2016. Received for review by Town on 06/17/2016.
- There is over 5 yds³ and over 100ft² of disturbance proposed with the project. Application for Soil Erosion and Sediment Control Permit, dated 06/15/2016. Received for review by Town on 06/17/2016

PROJECT DESCRIPTION:

- Demolition and removal of existing tennis court and associated accessory structure
- Construction of a 14'x42' in-ground swimming pool
- Construction of a 7'x10' spa
- Construction of a 13'x22' decorative 'water feature' (less than 24" depth)
- Construction of a 16'x26' primary structure addition (pool storage & equipment)
- Construction of a 2,136sq.ft. primary structure addition (pool wing - wall/foundation/structures)

DETERMINATION:

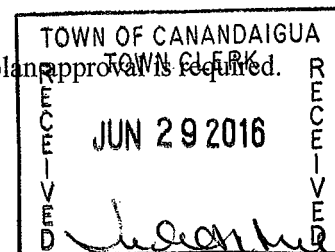
- A single family dwelling is a permitted principal use in the Residential Lake District.
- Property meets lot/building coverage and setback requirements of RLD Zoning Schedule.
- An accessory building attached to a principal building shall comply with the yard requirements for the principal building. "Attached" shall mean physical connection by way of a common wall or foundation. The proposed structures share a common foundation and wall with the primary dwelling and shall be considered "attached".

REFERRAL TO ONTARIO COUNTY PLANNING BOARD) FOR:

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

REFERRAL TO PLANNING BOARD FOR:

- Due to the level of disturbance within the RLD zoning district, site plan approval is required. Property owner has applied for site plan approval.



Don the Town Clerk

CODE SECTIONS: Chapter §220-9 W (2) (e), §220-9 W (2) (a), §220-21 B, §220-21 C (2), §220-21 C (5), §220a Sch I Zoning Schedule

DATE: 6/29/16

BY: 
Eric Cooper – Zoning Officer

CPN- 047-16

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