

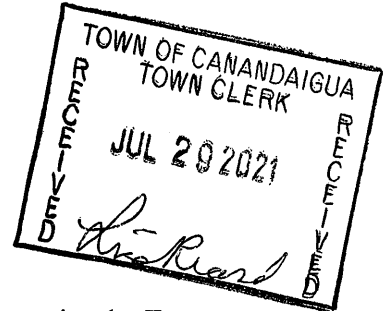
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: 40 Steps, LLC
PROPERTY ADDRESS: 4655 County Road
TAX MAP NUMBER: 140.11-1-11.000
ZONING DISTRICT: RLD



DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 07/01/2021. Received for review by Town on 07/07/2021.
- Plan titled, "Patio Rehabilitation & Accessibility Improvements" by Sue Steele Landscape Architecture PLLC, dated 07/07/2021, received by the Town on 07/07/2021, revised on 07/16/2021.

PROJECT DESCRIPTION:

- The applicant is proposing numerous improvements to the lakeside to include landscaping, steps, a stone retaining wall (and associated grade changes), patio repair and expansion (outdoor fireplace and wall seating) and the installation of a tram.

DETERMINATION:

- Proposed improvements are permitted, with Planning Board approval, within the RLD Zoning District.

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:

- 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: 7/29/2021

BY: 

Chris Jensen PE, MCP -- Zoning/Code Enforcement Officer

CPN- 2021-063

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