

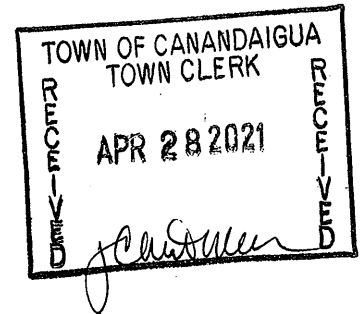
# Town of Canandaigua

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

Established 1789

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** Eli & Peggy Futerman  
**PROPERTY ADDRESS:** 4799 County Road 16  
**TAX MAP NUMBER:** 140.14-1-20.000  
**ZONING DISTRICT:** RLD



### DETERMINATION REFERENCE:

- Application for Area Variances to the Zoning Board of Appeals, dated 3/9/2021. Received for review by Town on 3/10/2021.
- Plans titled, "Site Plan – Futerman Parcel" by McMahon LaRue Associates, P.C., dated December 2020, REVISED 4/27/2021, received by the town on 4/27/2021.
- Architectural Plans titled, "Canandaigua Lake House" by Architectural Innovations, dated 3/19/2021, no revisions noted, received by the town on 3/19/2021.

### PROJECT DESCRIPTION:

- Applicant proposes to demolish existing seasonal dwelling and construct a new single-family dwelling with associated improvements.

### DETERMINATION:

- Proposed rear (lake – Mean High Water) setback of primary dwelling is 25.3' when 30.0' is required.
- Proposed detached garage side setback is 2.0' when 10.0' is required.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board
  - o Site is within 500' of Canandaigua Lake
  - o Site is within 500' of County Road 16
  - o Applicant is requesting multiple area variances.

### REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant is requesting a primary dwelling rear (lake – Mean High Water) setback area variance of 4.7'.
- Applicant is requesting a detached garage side setback area variance of 8.0'.

### REFERRAL TO PLANNING BOARD FOR:

- At this time applicant has not made application for site plan approval.

**CODE SECTIONS:** Chapter §1-17; §220; §220 Schedule 1; §220-21

**DATE:** March 28, 2021

**BY:** Chris Jensen  
Chris Jensen PE MCP – Zoning/Code Enforcement Officer

**CPN- 2021-021**

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