

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Daniel M. Gill Revocable Trust

**PROPERTY ADDRESS:** 4495 Davidson Landing Drive

**TAX MAP NUMBER:** 126.20-1-8.000

**ZONING DISTRICT:** RLD

### **DETERMINATION REFERENCE:**

- Application for One Stage Site Plan, dated 4/6/2021. Received for review by Town on 4/7/2021.
- Plans titled, "Site Plans for The Gill Residence" by Marathon Engineering, dated 4/7/2021, no revisions noted, received by the town on 4/15/2021.

### **PROJECT DESCRIPTION:**

- Applicant proposes to construct an addition onto an existing single-family residence with associated improvements.
- Applicant proposes to construct a 30'x40' fenced asphalt Pickleball Court.

### **DETERMINATION:**

- Proposed building coverage is 20.6%, when maximum permitted is 15%.

### **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.

### **REFERRAL TO ZONING BOARD OF APPEALS FOR:**

- Applicant requires a 5.6% building coverage area variance.

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

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

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

DATE:

4/27/2021

BY:



Chris Jensen PE MCP – Zoning/Code Enforcement Officer

**CPN- 2021-034**

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

