

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, last revised 5/17/2021 received by the town on 5/17/2021.

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 19.7%, 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 4.7% 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: 5/18/2021

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

