

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: John and Joanne Smith
PROPERTY ADDRESS: 4519 Davidson Landing Drive
TAX MAP NUMBER: 126.20-1-15.200
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for One Stage Site Plan Approval, dated 06/16/2017, received for review by Town on 06/16/2017.
- Application for Accessory Structure, dated 06/16/17, received for review by Town on 06/16/2017.
- Application for Soil Erosion and Sediment Control Permit, dated 06/16/2017, received for review by Town on 07/14/2016.
- Plans titled "Preliminary/Final Site Plan" by Marathon Engineering, dated 07/13/2017, revised on 07/20/2017, received by the Town on 07/20/2017.
- Plans titled "Three Car Garage" by Randall F. Peacock Architect, dated 01/24/2017, revised on 06/15/2017, received by the Town on 07/14/2017.

PROJECT DESCRIPTION:

- Applicant proposes building a new private garage in the RLD.

DETERMINATION:

- Variances granted at Zoning Board of Appeals 05/16/2017 meeting for 30.5 ft. front setback and to allow an accessory structure in the front yard.
- One detached private garage is a permitted accessory use in the RLD.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates to site plan for a single-family residential lot. Exception 9.

REFERRAL TO PLANNING BOARD FOR:

- Site Plan approval is required as proposed project is in the RLD and exceeds the threshold requiring a soil erosion and sediment control application.

CODE SECTIONS: Chapter §1-17, §220-21; §220-9; §220a Sch. 1 Zoning Schedule

DATE: 7/24/17

BY: 
Eric Cooper – Zoning Officer

CPN- 043-17

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

