

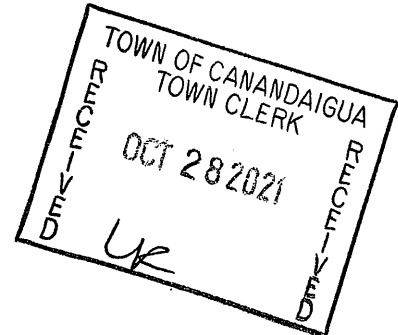
Town of Canandaigua

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
TAX MAP NUMBER: 126.20-1-15.200
ZONING DISTRICT: RLD – Residential Lake District



DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 10/06/2021. Received for review by Town on 10/06/2021.
- Plans titled, "Site Plans for The Smith Residence" by Marathon Engineering, dated 10/06/2021, revised 10/15/2021, received by the Town on 10/15/2021.
- Elevations titled, "Smith Residence" by Hanlon Architects, no date on plans, received by Town on 10/06/2021.

PROJECT DESCRIPTION:

- Applicant proposes to raze one existing dwelling and renovate the other existing residence into a larger home with a three-car garage.
- Associated site development includes a new asphalt drive and additional retaining walls.

DETERMINATION:

- The current configuration of the new dwelling meets all setback requirements.
- The lot coverage requirement for the RLD is 25%. The current improvements on-site show a 26.1% coverage. The proposed improvements will keep the pre-existing non-conformance at 26.1% therefore not increasing the non-conformity.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board.

REFERRAL TO PLANNING BOARD FOR:

- Site plan review is required for development within the Residential Lake District with disturbance which exceeds such thresholds as would require a Soil Erosion and Sedimentation Control Permit.

CODE SECTIONS: Chapter §1-17; §220

DATE: 10/28/21

BY: 
Shawna Bonshak, Town Planner/Zoning Officer

CPN- 2021-082

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