

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: QUEHL, RICHARD W.; VESTAL, KELLI B.

PROPERTY ADDRESS: 3312 FALLBROOK PARK

TAX MAP NUMBER: 98.11-1-6.000

ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 04/06/2020. Received for review by Town on 04/08/2020.
- Application for Soil Erosion and Sediment Control Permit, dated 04/08/2020. Received for review by Town on 04/08/2020.
- Application for Site Development/General Building Permit, dated 04/08/2020. Received for review by Town on 04/08/2020.
- Plans titled, "One Stage (Preliminary/Final) Site Plan Set for Quehl-Vestal Residence" by Venezia Land Surveyors and Civil Engineers, dated 04/08/2020, revised on 06/03/2020, received by the town on 06/03/2020.
- Certificate of Non-Conformity, dated 06/08/2020. Filed with Town Clerk 06/08/2020.

PROJECT DESCRIPTION:

- Applicant proposes to tear down existing dwelling and construct a new, single-family dwelling and attached garage.

DETERMINATION:

- Proposed building coverage to be 32.4% when maximum permitted is 25%. Parcel has a preexisting nonconforming building coverage of 32.9%.
- Proposed lot coverage to be 52.4% when maximum permitted is 40%. Preexisting nonconforming dwelling has a lot coverage of 58.7%.
- Proposed dwelling to have 23.32 ft. front yard setback when required front setback shall be no less than 50 ft. Preexisting nonconforming dwelling has a front setback of 5.7 ft.
- Proposed dwelling to have 3.0 ft. right-side setback when required side yard setback shall be no less than 8 ft. Preexisting nonconforming dwelling has a right-side setback of 0.3 ft.
- Proposed accessory structure (spa) to have 4.5 ft. right-side setback when required side yard setback shall be no less than 8 ft. Preexisting nonconforming accessory structure (patio) has a right-side setback of 3.3 ft.
- Proposed pool to be located in rear yard when such structure shall not be located in the rear yard of a lot where said rear yard adjoins Canandaigua Lake. Preexisting nonconforming swimming pool is located in the rear yard which adjoins Canandaigua Lake.
- Changes to preexisting nonconformities that reduce the degree of nonconformance shall be allowed.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:


- This application is not required to be reviewed by the Ontario County Planning Board as it relates solely to site plan for a single-family residential lot. Exemption #09.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required for development in the Residential Lake District which exceeds 1,000 square feet.

CODE SECTIONS: Chapter §1-17; §165; §220-9; §220-21; §220-64; §220-107; §220a Sch. 1 Zoning Schedule

DATE: June 8, 2020

BY: 
Eric Cooper - Planner

CPN- 20-022

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

