

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** CANANDAIGUA COUNTRY CLUB INC.

**PROPERTY ADDRESS:** 3280 FALLBROOK PARK

**TAX MAP NUMBER:** 98.00-1-39.111

**ZONING DISTRICT:** CC

### **DETERMINATION REFERENCE:**

- Application for One Stage Site Plan, dated 01/12/2018. Received for review by Town on 01/11/2018.
- Application for New Structure/Addition Building Permit, dated 11/20/2019. Received for review by Town on 11/20/2019.
- Plans titled "Canandaigua Country Club, Inc." by Venezia Land Surveyors and Civil Engineers, dated 11/14/2019, no revisions noted, received by the town on 11/15/2019.
- Planning Board decision, dated 09/24/2019, filed with Town Clerk 09/27/2019.

### **PROJECT DESCRIPTION:**

- Applicant proposes to install a 3,840 sq. ft. floating dock system with 32 boat slips.

### **DETERMINATION:**

- Subject property previously granted Planning Board approval for Single-Stage Subdivision.
- The minimum lineal feet of shoreline required for a docking facility is 150 feet.
- The surface area and length of the docking facilities shall be the minimum necessary to accommodate the permitted number of boat slips.
- Tier 3 Transient Use Allocation. A parcel with 250 lineal feet of shoreline is allowed up to 18 boat slips, plus 10 boat slips for every additional 100 lineal feet of shoreline in excess of 250 lineal feet.
- The setback shall be 45 feet from the facility area line. Proposed Setback is 48 ft. from the facility area line.
- The main walkway shall be at least six feet wide. Proposed walkway is 6 ft. wide.
- No appendages shall be more than six feet wide. Proposed appendages are 4.8 ft. wide.
- A navigational safety light shall be installed at the end of a dock that is 100 feet or greater in length from the mean high water mark.
- Proposed Development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the Uniform Docking and Mooring Law (UDML).
- The Planning Board may require the applicant to provide additional information that it deems necessary for review of the application.
- The Planning Board may impose reasonable conditions and restrictions that are directly related to, and incidental to, the proposed site plan and this chapter.

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

- This application is required to be reviewed by the Ontario County Planning Board as it relates to a Site Plan within 500 ft. of a state highway.

**REFERRAL TO PLANNING BOARD FOR:**

- Planning Board Site Plan approval required for docking and mooring facilities with a Tier 3 assignment.

**CODE SECTIONS:** Chapter §1-17; §96; §220-9; §220-19; §220-23; §220a Sch. 1 Zoning Schedule

DATE: 11/25/2019

BY: Kyle Ritts  
Kyle Ritts- Zoning Inspector

**CPN- 18-003**

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

