

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Russell H. & Amy S. Brandon
PROPERTY ADDRESS: 3394 & 3396 Fallbrook Park
TAX MAP NUMBER: 98.11-1-39.000 / 98.11-1-40.00
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for One Stage Site Plan Approval, dated 06/11/2017, received for review by Town on 6/16/17.
- Application for Area Variance, dated 6/11/17, received for review by Town on 6/16/17.
- Application for Soil Erosion and Sediment Control Permit, dated 06/15/2017, received for review by Town on 06/16/2017.
- Plans titled "Site Plan Set for Russel H. & Amy S. Brandon" by Venezia Land Surveyors and Civil Engineers, dated 6/22/17, no revisions noted, received by the Town on 06/23/2017.

PROJECT DESCRIPTION:

- Demolition of all existing buildings on 3396 Fallbrook park approved by Planning Board on 05/23/2017.
- Applicant proposes to demolish existing building on 3394 Fallbrook Park, consolidate existing parcels, and construct a new 5,060 sq. ft. dwelling with associated structures and improvements.

DETERMINATION:

- Applicant SHALL make application for Tear Down/Rebuild House Permit.
- Proposed lot is 18,314 sq. ft. when 20,000 sq. ft. is required. However, proposed action reduces the degree of nonconformance and shall be allowed.
- Proposed dwelling has a maximum building height is 27 ft. when 25 ft. is permitted.
- Proposed attached garage has a front setback of 8.21 ft. when 55 ft. is permitted.
- Proposed development creates building coverage of 27.6% when 20% is permitted.
- Proposed development creates lot coverage of 38.0% when 30% is permitted.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to number of variances and proximity to Canandaigua Lake.

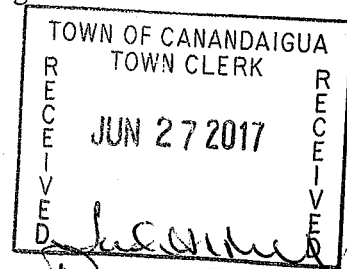
REFERRAL TO ZONING BOARD of APPEALS (ZBA) FOR:

- Application received for 2 ft. max. building height variance.
- Application received for 46.79 ft. front setback variance.
- Application received for 7.6% building coverage variance.
- Application received for 8% lot coverage variance.

REFERRAL TO PLANNING BOARD FOR:

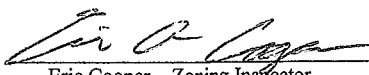
- Due to amount of disturbance and proximity to Canandaigua Lake, Site Plan approval is required by the Planning Board.

CODE SECTIONS: Chapter §1-17; §174-8; §220-107; §220-21; §220-64; §220a Sch.1 Zoning Schedule



Deputy Town Clerk

DATE: 6/27/17

BY: 
Eric Cooper – Zoning Inspector

CPN-042-17 / 047-17

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