

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** TAD East Lake LLC.  
**PROPERTY ADDRESS:** 3445 State Route 364  
**TAX MAP NUMBER:** 98.15-1-74.000  
**ZONING DISTRICT:** R-1-20

### **DETERMINATION REFERENCE:**

- Application for Principal Structure Addition, unsigned and undated. Received for review by Town on 4/28/16.
- Survey for "3445 State Route 364" by Venezia, dated undated, unrevised, received by the town on 4/20/16

### **PROJECT DESCRIPTION:**

- The owner is proposing modify a preexisting non-conforming use in the R-1-20. The owner would construct an addition to the principal buildings, that would join the two buildings together. The proposed addition would be 1920 ft<sup>2</sup>. The addition would decrease the rear setback from 29.3' to 22.3', and increase the lot coverage from 4.6% to 7%. This proposal would make the preexisting non-conformity more intensive by way of the rear setback.

### **DETERMINATION:**

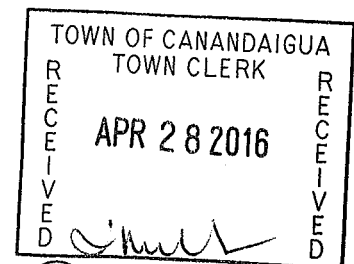
- The applicant shall apply for and be granted variance to modify a preexisting non-conforming structure.
- All necessary applications shall be submitted and signed prior to permit approval.
- No construction shall commence prior to permit approval.
- If approved the applicant shall provide a plat that enumerates the ways the final building is non-conforming and obtain a certificate of non-conformance, upon completion.

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

- This application is required to be reviewed by the Ontario County Planning Board
  - This application is not required to be reviewed by the Ontario County Planning Board
- Exception #8 – All permits or variances for extensions to preexisting non-conforming buildings when the non-conformity involves extension of an existing building line.

### **REFERRAL TO ZONING BOARD of APPEALS FOR:**

- Referral to the ZBA for variance approval.




**REFERRAL TO PLANNING BOARD FOR:**

- This proposal does not require Planning Board approval.

**CODE SECTIONS:** Chapter 220 §220-107, §220-64

DATE: 4/28/16

BY:   
Tyler McMahon - Zoning Officer

**CPN- 028-16**

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