ZONING LAW DETERMINATION

PROPERTY OWNER: David Vandereems

PROPERTY ADDRESS: 6245 Goff Road

TAX MAP NUMBER: 139.00-1-38.000

ZONING DISTRICT: RR-3

DETERMINATION REFERENCE:

- Application for Area Variance, dated 05/11/2018, received for review by Town on 05/11/2018.
- Application for One Stage Site Plan, dated 05/11/2018, received for review by Town on 05/11/2018.
- Application for Soil Erosion and Sediment Control, dated 05/11/2018, received for review by Town on 05/11/2018.
- Application for Site Development General Building, dated 05/11/2018, received for review by Town on 05/11/2018.
- Plans titled "Site Plan VanDerEems Cabin" by Grove Engineering, dated 05/10/2018, revised on 05/18/2018, received by the Town on 05/18/2018.

PROJECT DESCRIPTION:

- Applicant illegally modified an uninhabitable 900sq.ft. pole barn accessory structure (built in 2014) into a single-family dwelling with wastewater storage tank, hot tub, and other unpermitted improvements. Applicant ordered to remedy situation by obtaining required approvals with associated applications and professionally prepared plans.

DETERMINATION:

- Proposed dwelling is 36.3 ft. from right side property line when 40 ft. is required.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to variance related to site plan within 500 ft. of a neighboring municipality.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for a 3.7 ft. side setback variance.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for all new dwellings on vacant parcels.

CODE SECTIONS: Chapter §1-17, §220-16; §220-64; §220a Sch.1 Zoning Schedule

DATE: 5/23/2018   BY: _Eric O. Cooper_
                                       Eric Cooper – Zoning Officer

CPN- 18-030

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

TOWN OF CANANDAIGUA
TOWN CLERK
RECEIVED
MAY 23 2018