

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Joel Reiser & Nancy Hyman
PROPERTY ADDRESS: 5265 Menteth Dr.
TAX MAP NUMBER: 140.11-1-25.000
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Plans entitled "Showing lands at 5265 Menteth Dr. "by, Venezia Land Surveyors, dated 12/11/2015. Received for review by Town on 2/12/2016.
- Plans entitled "Detached Garage Elevations "by Hanlon Architects, dated 2/12/2016. Received for review by Town on 2/12/2016.
- Plans entitled "Elevations "by Hanlon Architects, dated 2/12/2016. Received for review by Town on 2/12/2016.
- Plans entitled "Sketch Plan "by Bayer Landscape Architecture, PLLC, and dated 2/12/2016. Received for review by Town on 2/12/2016.

PROJECT DESCRIPTION:

- The property owners are proposing removing an existing detached private garage and replacing it with a 457 ft² garage that has a 5.2 ft. setback to the front property line, a 5.2 ft. setback to a side property line, a 18.25 ft. setback to a bed of a stream, and an overall height of 18.65 ft.
- The property owners are also proposing the removal of an existing residence and replacing it with a new 4461 ft² residence. The new residence would have a rear setback to the mean high watermark of 40.7 ft., a side setback of 12 ft., a 25 ft., setback to the bed of a stream, and an overall height of 26.55ft. above final average grade.
- The proposal also includes the addition of 5188 ft.² of patio, walkway, and driveway. The total building coverage for the lot would be 12% and the overall lot coverage would be 24.8%.

DETERMINATION:

The property owners shall apply for and be granted the following variances prior to obtaining a permit.

- A 54.8 ft. variance to the required 60 ft. front setback for the accessory structure
- A 6.8 ft. variance to the 12 ft. side setback for the accessory structure
- A 81.75 ft. variance to the 100 ft. waterway setback for the accessory structure
- A 1.65 ft. variance to the 16 ft. maximum height requirement for accessory structures
- A 19.3 ft. variance to the 60 ft. setback to the mean high water of Canandaigua Lake for the primary residence
- A 75 ft. variance to the 10 ft. set back to a waterway for the primary residence
- A 1.55 ft. variance to the 25 ft. maximum height for the primary residence

REFERRAL TO ONTARIO COUNTY PLANNING BOARD) FOR:

- This application is required to be reviewed by the Ontario County Planning Board

REFERRAL TO ZONING BOARD OF APPEALS (ZBA) FOR:

- Seven applications shall be submitted to the ZBA and approved.

CODE SECTIONS: Chapter 220 §220-9, §220-21

DATE: 2/18/16

BY: _____

Tyler McMahon – Zoning Officer

CPN- 009-16

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

