

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Susan Cooney
PROPERTY ADDRESS: 4941 Island Beach Drive
TAX MAP NUMBER: 98.09-1-10.000
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 10/12/2017, received for review by Town on 10/13/2017.
- Application for Site Development, dated 10/12/2017, received for review by Town on 10/13/2017.
- Application for Area Variance, dated 10/12/2017, received for review by Town on 10/13/2017.
- Plans titled "Cooney Residence" by Hanlon Architects, dated 10/12/2017, revised on 10/20/2017, received by the Town on 10/20/2017.

PROJECT DESCRIPTION:

- Owner proposes to construct a 2,500 sq. ft. addition and renovation to existing dwelling.

DETERMINATION:

- Front lot line shall be drawn from the private right of way which bisects the parcel.
- Proposed front setback of 1.67 ft. when 55 ft. is required.
- Proposed side setback of 3.8 ft when 10 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 multiple variances within 500 ft. of Canandaigua Lake.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 53.33 ft. front setback variance.
- Application received for 6.2 ft. side setback variance.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required due to amount of disturbance within the RLD.

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

DATE: 10/20/2017

BY: 
Eric Cooper – Zoning Officer

CPN- 071-17

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

