

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: COONEY, SUSAN S
PROPERTY ADDRESS: 4941 ISLAND BEACH DR
TAX MAP NUMBER: 98.09-1-10.000
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 01/11/2019. Received for review by Town on 01/14/2019.
- Application for Soil Erosion and Sediment Control, dated 01/11/2019. Received for review by Town on 01/16/2019.
- Application for Area Variance, dated 01/11/2019. Received for review by Town on 01/14/2019.
- Sketch Plans titled "*Untitled*" by Michael Sinniger, P.E., dated 01/17/2019, no revisions noted received by the town on 01/18/2019

PROJECT DESCRIPTION:

- Applicant proposes to construct an addition onto existing home.

DETERMINATION:

- Front lot line shall be drawn from the private right of way which bisects the parcel.
- Proposed front setback of 0.13 ft. when 55 ft. is required.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to Variance and Site Plan approval within 500 ft. of Canandaigua Lake.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 54.87 ft. front setback variance.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required as project is within the RLD and exceeds 5 cubic yards of excavation within 500 ft. of Canandaigua Lake.

CODE SECTIONS: Chapter §1-17; §220-64; 165-7; 220-21; 220a Sch.1 Zoning Schedule

DATE: 1/25/2019

BY:

Eric A. Cooper
Eric Cooper – Zoning Inspector

CPN- 19-006

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

