

# *Town of Canandaigua*

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

*Established 1789*

## CERTIFICATE OF NON-CONFORMITY

**PROPERTY OWNER:** GRAY, RICHARD N & KIMBERLY A

**PROPERTY ADDRESS:** 4959 ISLAND BEACH DR

**TAX MAP NUMBER:** 98.09-1-15.000

**ZONING DISTRICT:** RLD

**DESCRIPTION OF NON-CONFORMITY:**

- Lot size of 9,377 sq. ft. when 20,000 sq. ft. is required. Date established is unknown.
- Lot Width of 50 ft. when 125 ft. is required. Date established is unknown.
- Single Family dwelling has a front setback of 14.25 ft. when 50 ft. is required. Established on 07/20/1990.
- Single Family dwelling has a rear (Lake) setback of 22.9 ft. when 30 ft. is required. Date established is unknown.
- Single Family dwelling has a side setback of 1.1 ft. when 8 ft. is required. Date established is unknown.
- Detached accessory building has a front setback of 0.4 ft. when 50 ft. is required. Date established is unknown.
- Detached accessory building has a side setback of 1.1 ft. when 8 ft. is required. Date established is unknown.
- Lot coverage of 47.9% when 40 % is the maximum. Date established is unknown.
- Existing retaining wall has a side setback of 0.0 ft. when 8 ft. is required. Date established is unknown.

**DETERMINATION:**

This certificate is per Existing Conditions Plat titled "Richard N. & Kimberly A. Gray" by Venezia Land Surveyors and Civil Engineers, prepared on 04/09/2019, received by Town on 04/22/2019; and, per Site Plans titled "Richard N. & Kimberly A. Gray" by Venezia Land Surveyors and Civil Engineers, dated 04/10/2019, revised on 04/18/2019, received by the town on 04/22/2019.

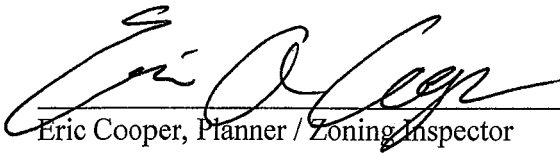
This Certificate of Non-Conformity is being issued per Chapter 220 Section 107 of the Town's Zoning regulations. This Certificate is a report of the findings made by the Town Zoning Inspector.

This Certificate of Non-Conformity only verifies that the structures and uses existing on the date of application for permit and, as described above, does not comply with the existing regulations set forth in Chapter 220 of the Town Code.

This Certificate of Non-Conformity does not permit the described use to be expanded upon without explicit permission from the Town of Canandaigua (Chapter 220 Section 107).

Continuance or changes of a non-conforming structures and use is subject to the provisions of Town Code, Chapter 220 Section 107.

**CODE SECTIONS:** Chapter §1-17; §220-9 B; 220-21; 220a Sch.1 Zoning Schedule

  
Eric Cooper, Planner / Zoning Inspector

April 26, 2019  
Date

