

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: GRAY, RICHARD N & KIMBERLY A

PROPERTY ADDRESS: 4959 ISLAND BEACH DR

TAX MAP NUMBER: 98.09-1-15.000

ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 04/11/2019. Received for review by Town on 04/12/2019.
- Application for Soil Erosion and Sediment Control Permit, dated 04/11/2019. Received for review by Town on 04/12/2019
- 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.
- Certificate of Non-Conformity dated 04/24/2019.

PROJECT DESCRIPTION:

- Applicant proposes to tear down existing structures and construct a new, single-family dwelling and detached garage.

DETERMINATION:

- Proposed dwelling has a rear (lake) setback of 23.5 ft. when 30 ft. is required. Preexisting nonconforming dwelling has a rear (lake) setback of 22.9 ft.
- Proposed dwelling has a front setback of 10.8 ft. when 50 ft. is required. Preexisting nonconforming dwelling has a front setback of 14.25 ft.
- Proposed detached garage has a front setback of 20.3 ft. when 50 ft. is required. Preexisting nonconforming detached garage has a front setback of 0.4 ft.
- Proposed lot coverage of 43.6% when 40% is the maximum. Preexisting lot coverage of 47.9%
- Proposed retaining wall has a side setback of 2.3 ft. when 8 ft. is required. Preexisting nonconforming retaining wall has a side setback of 0.0 ft.
- Changes to preexisting nonconformities that reduce the degree of nonconformance shall be allowed.
- Proposed dwelling has a front setback of 10.8 ft. when 50 ft. is required. Preexisting nonconforming dwelling has a front setback of 15 ft.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

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

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Applicant SHALL make request for 39.2 ft. principle building front setback variance.

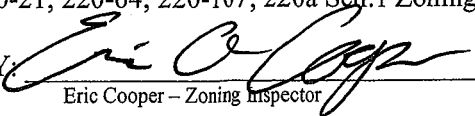
REFERRAL TO PLANNING BOARD FOR:

- Site Plan approval required as proposed development exceeds 1,000 sq. ft. within the Residential Lake District.

CODE SECTIONS: Chapter §1-17; §220-9; 220-21; 220-64; 220-107; 220a Sch.1 Zoning Schedule.

DATE: April 26, 2019

BY:


Eric Cooper – Zoning Inspector

CPN- 19-029

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

