

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: DIXON-SCHWABL, CONNOR & CHELSEA

PROPERTY ADDRESS: 0000 Lake Hill Drive

TAX MAP NUMBER: 126.00-1-59.111

ZONING DISTRICT: SCR-1

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 06/09/2020. Received for review by Town on 06/10/2020.
- Application for Soil Erosion and Sediment Control, dated 06/09/2020. Received for review by Town on 06/10/2020.
- Application for New Structure, dated 06/09/2020. Received for review by Town on 06/10/2020.
- Plans titled "One Stage (Preliminary/Final) Site Plan Set for Connor & Chelsea Dixon-Schwabl" by Venezia Land Surveyors and Civil Engineers, dated 06/09/2020, revised on 06/19/2020, received by the town on 06/19/2020.

PROJECT DESCRIPTION:

- Applicant proposes to construct a new single-family dwelling, a "pool house", associated accessory structures, and improvements.

DETERMINATION:

- Proposed detached building (Pool House) is intended to be used as living quarters for an individual or family and shall be considered a dwelling. This dwelling provides independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be considered a Single-Family Dwelling Unit.
- As proposed dwelling unit (Pool House) is not located within the proposed Principle Dwelling Unit, the proposed use cannot be a Single-Family Dwelling with Accessory Apartment.
- Proposed development creates Two (2) Single-Family Dwellings on one lot when One (1) Single-Family Dwelling is permitted.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to a use variance within 500 ft. of an agricultural district.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- ZBA approval of a Use Variance is required to allow Two (2) Single-Family Dwellings on one lot.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required for uses allowed by use variance.

CODE SECTIONS: Chapter §1-17; §220-9; §220-18; §220-64; §220a Sch.1 Zoning Schedule

DATE: June 25, 2020

BY: 
Eric Cooper – Planner

CPN- 20-041

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 Owner
Town Clerk

