

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 detached accessory building, a swimming pool, associated accessory structures, and improvements.

DETERMINATION:

- Proposed accessory building (Pool House) has sewer service, when accessory buildings may have electrical, gas, and water service but no other utilities.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

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

REFERRAL TO ZONING BOARD of APPEALS FOR:


- ZBA approval of an area variance to allow sewer service within an accessory building.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required for development of a new single-family dwelling on an undeveloped or vacant parcel.

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

DATE: July 6, 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

