

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: John and Kelly Alvermann

PROPERTY ADDRESS: 3473 Lakeview Lane

CANANDAIGUA TOWN CLERK

TAX MAP NUMBER: 98.13-1-20.00

DEC - 1 2022

ZONING DISTRICT: RLD

RECEIVED *10*

DETERMINATION REFERENCE:

Single Stage Site Plan Application, dated 11/01/2022, received 11/02/2022.

Plan titled, "Site Plan John M. Alvermann and Kelly J. Alvermann" prepared by Joyce Consulting Group, dated 10/31/2022, received 11/2/2022

PROJECT DESCRIPTION:

Applicant is proposing an addition to an existing garage.

DETERMINATION:

Staff has determined the application incomplete at this time and requests the following:

- Existing conditions plan, site plan and a demolition plan. It is very difficult to decipher what is currently on the site and what is proposed.
- Checklist parameters have not been met including existing and proposed contours, topography, existing versus proposed structures, with setbacks, limits of pavement/parking. Refer to the site plan checklist and ensure all is included.
- Applicant is proposing to reconfigure the addition, per SB's conversation with Rob Wolfe on 12/1/2022 therefore new plans and elevations along with an updated variance application should be submitted.

REFERRAL TO ZONING BOARD OF APPEALS:

Staff cannot determine, accurately, what variances are needed for this application at this time.

REFERRAL TO PLANNING BOARD FOR:

All single-family residential site plans require Planning Board review and approval.

CODE SECTIONS: Chapter §1-17; §220-21 §220-70

DATE: 12/1/22

BY:

Shawna Bonshak
Shawna Bonshak, Town Planner/Zoning Officer

CPN- 22-087

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