

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: WILCOX, VALERIE P
PROPERTY ADDRESS: 3719 CO RD 16 / 3725 CO RD 16
TAX MAP NUMBER: 113.05-1-28.000 / 113.05-1-29.000
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 03/08/2019. Received for review by Town on 03/08/2019.
- Application for Soil Erosion and Sediment Control Permit, dated 03/08/2019. Received for review by Town on 03/08/2019.
- Application for Area Variance, dated 03/08/2019. Received for review by Town on 03/08/2019.
- Application for Lot Line Adjustment, dated 03/08/2019. Received for review by Town on 03/08/2019.
- Application for New Structure, dated 03/08/2019. Received for review by Town on 03/08/2019.
- Plans titled "Wilcox Site Plan" by Meagher Engineering, dated 03/08/2019, revised on 03/14/2019, received by the town on 03/15/2019.
- Zoning Board of Appeals Proceedings, Hearing Date 10/20/1987, Decision Date 11/17/1987.

PROJECT DESCRIPTION:

- Applicant seeks to consolidate two (2) existing parcels, raze existing structures on each lot, and construct a new, 6,975 sq. ft. dwelling, patio, swimming pool and associated development.

DETERMINATION:

- Variance granted for 6' height variance to allow a height of up to 26'.
- Proposed principle dwelling has a front setback of 12 ft. when 60 ft. is required.
- Proposed principle dwelling has a rear setback of 26 ft. when 60 ft. is required.
- Proposed development creates a building coverage of 17.99% when 15% is the maximum allowable.
- Proposed development creates a lot coverage of 26.98% when 25% is the maximum allowable.
- Proposed retaining wall structure is 14.84 ft. from the Mean High-Water Elevation of Canandaigua Lake when 25 ft. is required.
- Proposed patio structure is 29.3 ft. from the bed of a stream when 100 ft. is required.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

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

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 48 ft. front setback variance.
- Application received for 34 ft. rear setback variance.
- Application received for 2.99% building coverage variance.
- Applicant SHALL make application for 1.98% lot coverage variance.
- Applicant SHALL make application for 10.16 ft. MHW setback variance.
- Application SHALL make application for 70.7 ft. stream setback variance.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan Approval required as development is in the Residential Lake District and exceeds 1,000 square feet.

CODE SECTIONS: Chapter §1-17; §174-8; §220-9; §220-21; §220-64; §220a Sch.1 Zoning Schedule

DATE:

3/26/2019

BY:

Eric A. Cooper

Eric Cooper – Zoning Inspector

CPN- 19-020

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

