

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Schottland Chosen Spot, LLC
PROPERTY ADDRESS: 5272 Menteth Drive
TAX MAP NUMBER: 140.11-1-21.110
ZONING DISTRICT: RLD- Residential Lake District

DETERMINATION REFERENCE:

- Single Stage Site Plan application, dated 2/08/2022, received 03/01/2022.
- Area Variance application, dated 03/18/2022, received 03/22/2022.
- Tree Inventory Plan, prepared by Professional Engineering Group, dated February 2022, received 03/18/2022.
- *Site Survey and Plan of Existing Conditions*, Sheet 1 of 4, prepared by Professional Engineering Group, dated February 2022, revised 02/17/2022, received 03/18/2022.
- *Proposed Conditions Site, Utility and Grading Plan*, Sheet 2 of 4, prepared by Professional Engineering Group, dated February 2022, revised 02/17/2022, received 03/18/2022.
- *Planting Plan*, Sheet 3 of 4, prepared by RPK Landscape Architects, dated 03/01/2022, received 03/18/2022.
- *Detail Sheet*, Sheet 4 of 4, prepared by Professional Engineering Group, dated February 2022, revised 02/17/2022, received 03/18/2022.
- Elevations, Schottland Residence, Sheets 1 to 4, prepared by James Fahy Design, dated 02/01/2022, received 03/18/2022.

PROJECT DESCRIPTION:

- Applicant is requesting Site Plan approval to build a single-family residence in the RLD.

DETERMINATION:

- Construction of single-family residential structures is a permitted use in the RLD zoning district.
- Applicant has submitted an Area Variance application for building construction within 100 feet of a bed of a stream.
- Staff cannot determine, from the plans submitted, where the bed of the stream is to determine the necessary variance for the proposed structure; please amend the plans to properly detail the stream bed and consequently, the setback from the closest structure (most likely the rear of proposed garage).
- Staff considers this a corner lot with two fronts and two sides. The boundary along the existing private drive needs to be relabeled as "front setback."
- Setbacks need to be measured from the edge of the veranda and the edge of the patio therefore plans need to be updated to reflect such.
- The Planting Plan needs to be expanded to reflect the Tree Inventory Plan and any trees of significance that will be preserved.

REFERRAL TO PLANNING BOARD FOR:

- All Site Plan applications in the RLD must be reviewed and approved by the Town of Canandaigua Planning Board.

CODE SECTIONS: Chapter §1-17; §220-9 A.(1); §220-21; §220-70

DATE: 3/23/2022

BY: _____

Shawna Bonshak – Zoning Officer/Town Planner

CPN- 2022-018

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

