

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.
- *Planting Plan*, Sheet 3 of 4, prepared by RPK Landscape Architects, dated 03/01/2022, received 03/18/2022.
- Elevations, Schottland Residence, Sheets 1 to 4, prepared by James Fahy Design, dated 02/01/2022, received 03/18/2022.
- *Proposed Conditions Site, Utility and Grading Plan*, Sheet 2 of 4, prepared by Professional Engineering Group, dated February 2022, revised 02/17/2022, revised 05/20/2022, received 05/19/2022.
- *Schottland Residence Tree Removal Plan*, prepared by RPK Landscape Architects, dated 5/20/2022, received 05/19/2022.
- *Schottland Residence Tree Replacements Stream Bank Plants*, prepared by RPK Landscape Architects, dated 5/20/2022, received 05/19/2022.

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.
- The corner of the proposed home is within the 100-foot stream buffer to Menteth Creek. Applicant has submitted an Area Variance application for building construction within 35 feet of the bottom of the stream bank. A 65-foot setback variance will be required.
- Applicant should demonstrate whether this home will be seen from Canandaigua Lake and if so, Shoreline Guideline regulations should be adhered to with narrative submitted.
- 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.

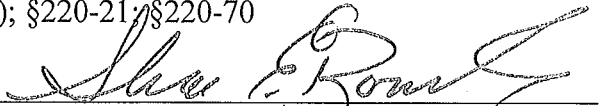
REFERRAL TO PLANNING BOARD FOR:

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

CPN# 22-018

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

DATE: 5/31/22

BY: 
Shawna Bonshak – Zoning Officer/Town Planner

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

CANANDAIGUA TOWN CLERK

MAY 31 2022

RECEIVED

