

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Lisa Campbell & Gregory Gifford

PROPERTY ADDRESS: 4681 North Menteth Drive

TAX MAP NUMBER: 140.11-1-12.000

ZONING DISTRICT: RLD – residential Lake District

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 5/7/2021. Received for review by Town on 5/11/2021.
- Plans titled, "Campbell Lake House" by Design Works Architecture, dated 4/28/2021, no revisions notes, received by the town on 5/11/2021.

PROJECT DESCRIPTION:

- Applicant proposes to raze existing preexisting nonconforming single-family dwelling and construct a new single-family dwelling and attached garage.

DETERMINATION:

- The proposed dwelling/improvements are no closer to existing parcel boundaries as the existing dwelling/improvements. Pre-existing nonconformities that do not increase the degree of nonconformance do not require review by ZBA.
- Proposed Boat Accessory Structure is exempt from requiring Site Plan Approval from Planning Board and does not require variances, as Boat Accessory Structures are regulated by the Canandaigua Lake Uniform Docking and Mooring Ordinance. One boat accessory structure is permitted per steep slope parcel. The boat accessory structure is proposed as close to the mean high-water line as possible. No part of the structure extends beyond 20 feet of the waterside of the mean high-water mark.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity to County Road 16 and Canandaigua Lake.

REFERRAL TO PLANNING BOARD FOR:

- Site plan review is required for development within the Residential Lake District with disturbance which exceeds such thresholds as would require a Soil Erosion and Sedimentation Control Permit.

CODE SECTIONS: Chapter §1-17; §220

DATE: 5/20/2021

CPN- 2021-042

BY:

Chris Jensen PE MCP - Zoning/Code Enforcement Officer

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

