

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** GIFFORD, GREGORY & LISA

**PROPERTY ADDRESS:** 4681 N MENTETH DR

**TAX MAP NUMBER:** 140.11-1-12.000

**ZONING DISTRICT:** RLD

### DETERMINATION REFERENCE:

- Application for Area Variance, dated 04/12/2018. Received for review by Town on 04/12/2018.
- Plans titled "Campbell Lake House" by Design Works Architecture, dated 12/17/2018, no revisions noted, received by the town on 12/20/2018.

### PROJECT DESCRIPTION:

- Owner proposes to remove, redesign and replace existing breakwall.

### DETERMINATION:

- Per Town of Canandaigua Town Code, according to the New York State Department of Environmental Conservation, Division of Environmental Permits, the mean high water level is 689.40 feet (National Geodetic Vertical Datum of 1929).
- Rear setbacks shall be measured from the mean high-water mark.
- Proposed structure (breakwall) has 0 ft. Rear Setback when 15 ft. Rear Setback 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 variance and Site Plan approval within 500 feet of a County Highway.

### REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 15 ft. Rear Setback variance.

### REFERRAL TO PLANNING BOARD FOR:

- Before Building Permits are issued, Planning Board Site Plan Approval is required.

**CODE SECTIONS:** Chapter §1-17; §220-9; §220-21; §220-64

**DATE:** 12/26/2018

**BY:**

  
Eric Cooper – Zoning Inspector

**CPN- 18-024**

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

