

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Robert Papenfuss
PROPERTY ADDRESS: 4113 Onnalinda Drive
TAX MAP NUMBER: 113.17-1-16.000
ZONING DISTRICT: RLD



DETERMINATION REFERENCE:

- Application for One Stage Site Plan Approval, dated 09/16/2016, received for review by Town on 09/16/2016.
- Application for Area Variance, dated 09/16/2016, received for review by Town on 09/16/2016.
- Application for Soil Erosion and Sediment Control Application, dated 09/15/2016
- Plans titled "Robert H. Papenfuss" by Venezia Land Surveyors and Civil Engineers, dated 09/23/2016, revised on 09/21/2016, received by the Town on 09/23/2016.

PROJECT DESCRIPTION:

- Owner proposes to construct a new deck, house addition, detached garage and driveway.

DETERMINATION:

- Proposed addition to principle building meets all required design and setback requirements for building and zoning purposes.
- Proposed detached garage is 25 ft. from Onnalinda Drive Right-of-Way when 60 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 a variance within 500 ft. of County Road 16.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- An application requesting a 35 ft. area variance has been submitted to the Town ZBA.

REFERRAL TO PLANNING BOARD FOR:

- As the proposed project exceeds the threshold that would require a Soil Erosion and Sediment Control Permit in the RLD, Site Plan Approval is required.

CODE SECTIONS: Chapter §1-17; §220-9B(2); 220-9C; §220a Zoning Schedule

DATE: 9/30/16

BY: 
Eric Cooper – Zoning Officer

CPN- 069-16

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