

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Chris and Amanda Reynolds

**PROPERTY ADDRESS:** 5164 Overlook Lane/Tax Map #083.10-1-144.000

**ZONING DISTRICT:** PUD

**Review based on:**

- Zoning Board of Appeals application, Area Variance, dated 03/17/2022, received 04/29/2022.
- Plan titled "Lot 144 Deck Plot Plan" by BME Associates, dated 03/30/2022, received 04/29/2022.

**Project Description:**

Applicant proposes construction of a 240 square foot deck with lead stairs at 60 square feet.

**Official Determination:**

- 5164 Overlook Lane is within the Old Brookside Planned Unit Development. PUD originally approved via Town Board resolution on 6/17/96.
- Zoning schedule for the PUD was determined at time of approval with the minimum rear setback amended from 40 feet to 30 feet via Town Board Resolution in 5/2006.
- Applicant is proposing to set the deck 19.3 feet from the rear property line with 30 feet is required. A 10.7 rear setback variance is required.

**Referral to Ontario County Planning Board:**

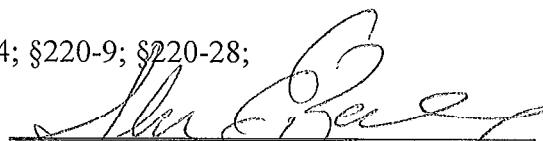
Not required.

**Referral to Town of Canandaigua Zoning Board of Appeals**

Relief from the Zoning Code, rear yard setback area variance, must be granted from the Zoning Board of Appeals.

**Code Sections:** Chapters §174; §220-9; §220-28;

Respectfully submitted by:

  
Shawna Bonshak, Town Planner/Zoning Inspector

Date: 5/31/22

Cc: Green binder, Property Owner, Town Clerk

**CANANDAIGUA TOWN CLERK**

**MAY 31 2022**

**RECEIVED**

