

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Quisisana Trust
PROPERTY ADDRESS: 4760 S. Menteth Drive
TAX MAP NUMBER: 140.11-1-36.000
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Single State Site Plan application, dated 01/28/2022, received 02/01/2022.
- "New Residence Site Plan for Quisisana Trust," prepared by Marks Engineering, 01/17/2022, received 02/18/2022.
- "Quisisana Trust Little House" proposed landscape plan, prepared by Pamela Hart, 01/27/2022, received 02/01/2022.
- *Shoreline Development Guidelines Statement*, prepared by Saralinda Hooker, 01/28/2022, received 02/01/2022.
- Elevations for "Proposed Residence called Little House," prepared by Paul Douglas Minor Architect, dated 01/28/2022, received 02/01/2022.

PROJECT DESCRIPTION:

- Applicant is requesting Site Plan approval for the tear down and rebuild of an existing single-family residence.

DETERMINATION:

- There are three (3) existing single-family dwellings on the current parcel at 4760 S. Menteth Drive. Current zoning code restricts one single-family dwelling per parcel. As this is a pre-existing, non-conformity, related to use, the tear-down and rebuild of an existing dwelling is permitted. It will not further the current non-conformity.
- Construction of single-family residential structures is a permitted use in the RLD zoning district.

REFERRAL TO PLANNING BOARD FOR:

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

CODE SECTIONS: Chapter §1-17; §220-21; §220-70

DATE: 2/28/22

BY: Shawna Bonshak

Shawna Bonshak – Zoning Officer/Town Planner

CPN- 2022-011

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

