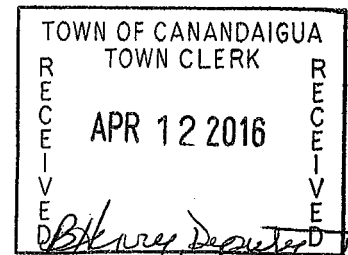


Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION (Revision #2)



PROPERTY OWNER: Richard Sands
PROPERTY ADDRESS: 4947 County Road 16
TAX MAP NUMBER: 154.06-1-7.100
ZONING DISTRICT: RLD – Residential Lake District

DETERMINATION REFERENCE:

- Plans entitled "Sands Residence- Site Plan" (sketch color plan) by Bayer Landscape Architecture, PLLC, dated 01/15/2016. Last Revised 4/7/2016. Received for review by Town on 04/8/2016.

PROJECT DESCRIPTION:

- Demolition and removal of existing tennis court and associated accessory structure
- Construction of a 14'x42' in-ground swimming pool
- Construction of a 7'x10' spa
- Construction of a 13'x22' decorative 'water feature' (less than 24" depth)
- Construction of a 16'x26' primary structure addition (pool storage & equipment)
- Construction of a 2,136sq.ft. primary structure addition (pool wing - wall/foundation/structures)

ISSUE:

- The property owner wishes to construct a 42'x14' in-ground pool, when no outdoor pool shall exceed 40' in length.

DETERMINATION:

- A single family dwelling is a permitted principal use in the Residential Lake District.
- A SFHA exists on the parcel. (Elevation of 691.7' AMSL NGVD 1929) A Floodplain Development Permit Application shall be submitted to the Development Office.
- There is over 5 cu.yds. and over 100sq.ft. of disturbance proposed with the project. A Soil and Erosion control permit shall be submitted to the Development Office.
- An accessory building attached to a principal building shall comply with the yard requirements for the principal building. "Attached" shall mean physical connection by way of a common wall or foundation. The proposed structures share a common foundation and wall with the primary dwelling and shall be considered "attached".

REFERRAL TO ONTARIO COUNTY PLANNING BOARD) FOR:

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

REFERRAL TO ZBA FOR:

- A 2' pool length area variance application shall be submitted to the ZBA.

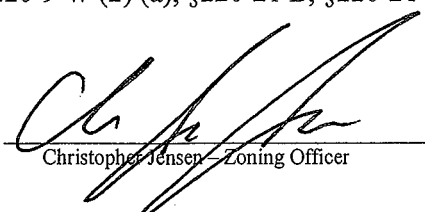
REFERRAL TO PLANNING BOARD FOR:

- Due to the level of disturbance within the RLD zoning district, an application requesting site plan approval shall be submitted to the Town's Planning Board.

CODE SECTIONS: Chapter §220-9 W (2) (e), §220-9 W (2) (a), §220-21 B, §220-21 C (2), §220-21 C (5), §220a Sch I Zoning Schedule

DATE: 4/12/2016

BY: _____


Christopher Jensen - Zoning Officer

CPN-006-15

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