

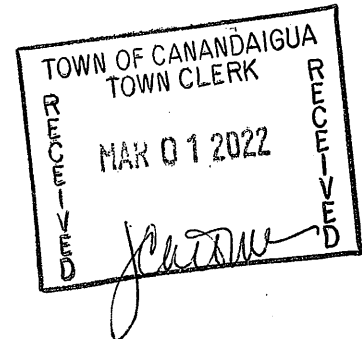
# Town of Canandaigua

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

Established 1789

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** 3444 Poplar Beach LLC  
**PROPERTY ADDRESS:** 3492 Sandy Beach Drive  
**TAX MAP NUMBER:** 98.15-1-55.000  
**ZONING DISTRICT:** RLD



### DETERMINATION REFERENCE:

- Area Variance Application, dated 01/31/2022, received 02/01/2022.
- Single Stage Site Plan Application, dated 01/31/2022, received 02/01/2022.
- Plan titled, "Hoff Property Existing Conditions Map, Preliminary and Final Grading Plan, Landscaping Plan" prepared by McMahon LaRue Associates, P.C., dated 02/17/2022, received 02/25/2022.
- TrueGrid ProLite Grass Fill Plan, dated 2/22/2020, received 02/25/2022.

### PROJECT DESCRIPTION:

- Applicant proposes to demolish the existing home and build a new single-family home on the parcel.

### DETERMINATION:

- Side setback requirement is ten (10) feet with applicant proposing 7.46 feet which requires a 7.55-foot side setback area variance.
- Front setback requirement is fifty-five (55) feet with applicant proposing thirty-five (35) feet which requires a twenty (20) front setback area variance.
- The landscape plan submitted did not have any attached narrative detailing how the plan would meet the Shoreline Development Guidelines.
- Single family residential structures are permitted in the RLD zoning district.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board.

### REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant requests a 7.55 foot side setback area variance.
- Applicant requests a twenty (20) foot front setback area variance.

### REFERRAL TO PLANNING BOARD FOR:

- All single-family residential site plans in the RLD required Planning Board review and approval.

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

**DATE:** 3/1/22

**BY:**

Shawna Bonshak, Town Planner/Zoning Officer

**CPN- 2022-008**

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