Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Anthony Koscumb

PROPERTY ADDRESS: 3542 Sandy Beach Drive

TAX MAP NUMBER: 98.15-1-33.000

ZONING DISTRICT: RLD

DETERMINATION REFERENCE:
- Application for One Stage Site Plan, dated 01/24/2018, received for review by Town on 01/12/2018.
- Application for Area Variance, dated 01/24/2018, received for review by Town on 01/19/2018.
- Application for Accessory Structure, dated 11/02/2017, received for review by Town on 11/22/2017.
- Application for Soil Erosion and Sediment Control, dated 01/12/2018, received for review by Town on 01/12/2018
- Plans titled "Final Site Plan" by Marks Engineering, dated 01/19/2018, revised on 01/19/2018, received by the Town on 01/19/2018.

PROJECT DESCRIPTION:
- Owner proposes to construct an 880 sq. ft. detached garage in the RLD.

DETERMINATION:
- As subject lot is a lakefront lot divided by a street and the principal building is located on the lakeside portion, the accessory building may be permitted on the portion of the lot opposite the lakeside, and the front setback shall not be less than 60 feet.
- Proposed front setback of 8.04 ft. 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 due to proximity from a State Highway.

REFERRAL TO ZONING BOARD of APPEALS FOR:
- Application received for 51.96 ft. front setback variance.

REFERRAL TO PLANNING BOARD FOR:
- Site Plan Approval required as proposal disturbs greater than 1,000 sq. ft. in the RLD and exceeds such thresholds as would require a Soil Erosion and Sediment Control Permit.

CODE SECTIONS: Chapter §1-17, §220-21; §220-64; §165-7

DATE: 1/25/2018   BY: _____
                                   Eric Cooper – Zoning Officer

CPN- 005-18

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

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TOWN OF CANANDAIGUA
TOWN CLERK
RECEIVED

JAN 25 2018