

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** LAESE, MARK R. & SUZANNE S.

**PROPERTY ADDRESS:** 3516 SANDY BEACH DRIVE

**TAX MAP NUMBER:** 98.15-1-43.100

**ZONING DISTRICT:** RLD

### **DETERMINATION REFERENCE:**

- Application for Zoning Board Area Variance, dated 03/12/2020. Received for review by Town on 03/12/2020.
- Application for One Stage Site Plan, dated 03/12/2020. Received for review by Town on 03/12/2020.
- Application for Soil Erosion and Sediment Control Permit, dated 03/12/2020. Received for review by Town on 03/12/2020.
- Application for New Structure/Addition Building Permit, dated 03/20/2020. Received for review by Town on 03/31/2020.
- Plans titled, "New Deck and Patio Addition" by Marks Engineering, dated 03/20/2020, no revisions noted, received by the town on 03/20/2020.
- Survey titled "No. 3516 SANDY BEACH DRIVE" by James Bates & Associates, dated 03/12/2019, no revisions noted, received on 3/12/2020.

### **PROJECT DESCRIPTION:**

- Applicant proposes installation of a patio, deck, and sidewalk.

### **DETERMINATION:**

- Proposed patio to have a 3.94 ft. right-side setback when 10 ft. is required for accessory structures.
- Proposed patio to have a 3.68 ft. left-side setback when 10 ft. is required for accessory structures.
- Proposed patio to have a 4.62 ft. rear (lake) setback when no such structure shall be built within 25 ft. of the mean high-water elevation of Canandaigua Lake.
- Proposed deck to have a 3.94 ft. right-side setback when 10 ft. is required for the principal building.

### **REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:**

- This application is required to be reviewed by the Ontario County Planning Board as it relates to multiple variance requests within 500 ft. of a recreation area.

### **REFERRAL TO ZONING BOARD OF APPEALS FOR:**

- Application received for a 6.06 ft. right-side accessory structure area variance.
- Application received for a 6.32 ft. left-side accessory structure area variance.
- Application received for a 20.38 rear (lake) setback accessory structure area variance.
- Application received for a 6.06 right-side primary structure area variance.

### **REFERRAL TO PLANNING BOARD FOR:**

- Planning Board Site Plan approval is required for development in the Residential Lake District which exceeds thresholds as would require a soil erosion permit.

**CODE SECTIONS:** Chapter §1-17; §165; §220-9; §220-21; §220-64; §220a Sch. 1 Zoning Schedule

DATE: 3/31/2020

BY: Kyle Ritts  
Kyle Ritts – Zoning Inspector

**CPN- 20-014**

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