

# *Town of Canandaigua*

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

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** BATTISTI, MARCELLO & STACEY

**PROPERTY ADDRESS:** 3542 Sandy Beach Dr

**TAX MAP NUMBER:** 98.15-1-33.000

**ZONING DISTRICT:** RLD

### **DETERMINATION REFERENCE:**

- Application for One Stage Site Plan, dated 10/07/2020. Received for review by Town on 10/07/2020.
- Application for Area Variance, dated 12/09/2020. Received for review by Town on 12/09/2020.
- Application for Soil Erosion and Sediment Control Permit, dated 10/06/2020. Received for review by Town on 10/07/2020.
- Application for New Structure Permit, dated 10/07/2020. Received for review by Town on 10/07/2020.
- Plans titled, "Battisti Residence" by Hanlon Architects, dated 10/06/2020, revised on 12/18/2020, received by the town on 12/18/2020.

### **PROJECT DESCRIPTION:**

- Applicant proposes to construct an addition onto an existing single-family dwelling.

### **DETERMINATION:**

- Proposed dwelling has a 36.16 ft. front setback when 55.00 ft. is required.
- Subject parcel has a preexisting nonconforming lot coverage of 33.9%.
- As proposed lot coverage is 33.4% and reduces the degree of nonconformance it shall be allowed.

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

- This application is required to be reviewed by the Ontario County Planning Board as it relates to area variance and site plan within 500 ft. of Canandaigua Lake.

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

- ZBA approval required for 18.84 front setback area variance.

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

- PB Site Plan approval required for development within the RLD exceeding 1,000 sq. ft. and disturbance greater than 5 cu.yds.

**CODE SECTIONS:** Chapter §1-17; 220-21; 220-64; 220-107 220a Sch.1 Zoning Schedule

**DATE:** December 22, 2020

**BY:** 

Eric Cooper – Planner / Zoning Officer

**CPN- 20-073**

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

