

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 01/14/2021, received by the town on 01/15/2021.

PROJECT DESCRIPTION:

- Applicant proposes to tear down and rebuild a single-family dwelling.

DETERMINATION:

- Proposed dwelling has a 41.33 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 32.9% 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 13.67 front setback area variance.

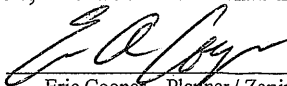
REFERRAL TO PLANNING BOARD FOR:

- PB Site Plan approval required for development within the RLD exceeding 1,000 sq. ft.

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

DATE: January 19, 2021

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 for

c: Binder
Property Owner
Town Clerk

