

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** SMITH, TERRY M

**PROPERTY ADDRESS:** 3455 SANDY COVE

**TAX MAP NUMBER:** 98.15-1-18.200

**ZONING DISTRICT:** RLD

### DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 09/14/2018. Received for review by Town on 09/17/2018.
- Application for Soil Erosion and Sediment Control, dated 09/14/2018. Received for review by Town on 09/17/2018.
- Application for Site Development, dated 09/14/2018. Received for review by Town on 09/17/2018.
- Application for Floodplain Development, dated 09/14/2018. Received for review by Town on 09/17/2018.
- Plans titled "Wetlands Overflow Pipe Replacement Project" by Terry Smith, dated 07/24/2018, no revisions noted, received by the town on 09/17/2018.

### PROJECT DESCRIPTION:

- Owner proposes to replace existing overflow pipe from wetland to Canandaigua Lake.

### DETERMINATION:

- Proposed use is permissible within the RLD Zoning District.
- Proposed disturbance is approximately 871 sq. ft. within 500 ft. of Canandaigua Lake.
- Construction within Federal Wetlands will require coordination and approval from Army Corps of Engineers.
- Construction within NYS DEC Wetlands will require coordination and approvals from NYS DEC.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is not required to be reviewed by the Ontario County Planning Board as it relates solely to Site Plan for Single Family Residential Development. Exception #09

### REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required as parcel is zoned RLD and development requires a Soil Erosion and Sediment Control Permit.

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

**DATE:** 9/27/2018

**BY:**   
Eric Cooper – Zoning Inspector

**CPN- 18-070**

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

