

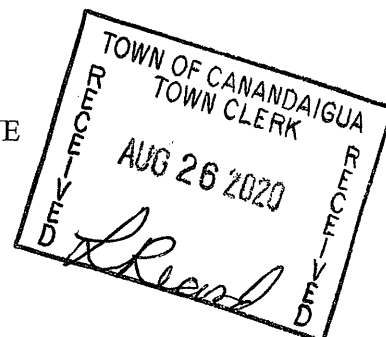
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: LYMAN, BERNICE; O'SHAUGHNESSY, DIANE
PROPERTY ADDRESS: 4977 STATION HOUSE DR
TAX MAP NUMBER: 98.09-1-8.300
ZONING DISTRICT: RLD



DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 08/10/2020, received for review by Town on 08/10/2020.
- Application for Soil Erosion and Sediment Control, dated 08/10/2020, received for review by Town on 08/10/2020.
- Application for Site Development Permit, dated 08/24/2020, received by Town on 08/24/2020.
- Sketch Plan titled "Proposed Development – 4977 Station House Dr" by Burnell Reiff, dated 08/10/2020, no revisions noted, received by the town on 08/10/2020.

PROJECT DESCRIPTION:

- Applicant proposes to alter the grading on the subject parcel and to construct two retaining walls.

DETERMINATION:

- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes.

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 single-family residential development. Exception #09

REFERRAL TO PLANNING BOARD FOR:

- Site Plan approval required as proposed development exceeds 1,000 sq. ft. in the RLD.
- Waiver from professional prepared site plan requested by the applicant.

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

DATE: August 26, 2020

BY:

Eric Cooper – Planner

CPN- 20-053

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