

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** JOYNT, THOMAS J

**PROPERTY ADDRESS:** 4571 STEEP DR

**TAX MAP NUMBER:** 140.07-1-23.000

**ZONING DISTRICT:** RLD

### DETERMINATION REFERENCE:

- Application for Area Variance, dated 08/10/2018. Received for review by Town on 08/10/2018.
- Application for One Stage Site Plan, dated 08/10/2018. Received for review by Town on 08/10/2018.
- Plans titled "Thomas Joynt – New Garage & Wastewater System" by Marks Engineering, dated 08/10/2018, revised on 08/17/2018, received by the town on 08/10/2018.

### PROJECT DESCRIPTION:

- Applicant proposes to construct a new attached garage, new wastewater treatment system and associated improvements.

### DETERMINATION:

- Lot Line, Front is defined as "The line separating the lot from the boundary of the highway or right-of-way upon which the lot abuts."
- Setbacks from street lines to building lines are defined as "front setbacks."
- Applicant proposes to construct a new, attached garage to principle building with 7.46' right side setback when 12' is required.
- Applicant proposes to construct a new, attached garage to principle building with 43.58' front setback when 60' is required.

### 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 variances within 500' of a County Highway.

### REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 4.54' Side Setback variance.
- Application received for 16.42' Front Setback variance.

### REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required as proposed development exceeds 1,000 sq. ft. within the RLD Zoning District.

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

**DATE:** 8/20/2018

**BY:** Eric A. Cooper  
Eric Cooper – Zoning Inspector

**CPN- 18-057**

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

