

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** Jeffery and Laurie Twombly

**PROPERTY ADDRESS:** 4341 Tichenor Point Dr.

**TAX MAP NUMBER:** 126.12-2-13.100

**ZONING DISTRICT:** RLD

**DETERMINATION REFERENCE:**

- Plans entitled " Final Site Plan Set for Twombly Residence" by Rocco Venezia, dated 02/12/2016. Received for review by Town on 02/12/2016.

**PROJECT DESCRIPTION:**

- The property owner wishes to remove an existing cottage and build a house, breezeway, and numerous covered porches, totaling 3887 ft<sup>2</sup>. The proposal also includes the installation of an asphalt driveway and patios with an additional 4131 ft<sup>2</sup> of lot coverage. The property will maintain an existing garage occupying 429 ft<sup>2</sup> as well as an existing break wall that occupies 692 ft<sup>2</sup> of the property. The existing garage currently maintains a side yard setback of 5.1 ft. This side yard setback and a possible height over 16 ft. are both preexisting conditions. The new construction will take place within the current allowable setbacks. Overall the proposed project will not increase the degree of nonconformity in any way. A residence is a permitted principal use in the RLD zoning district. The proposed site plan meets all applicable zoning codes.

**DETERMINATION:**

- Applicant shall request a Certificate of Nonconformity and provide documentation to identify and describe all instances wherein the nonconformity fails to comply with the provisions of this chapter and the date they were established, prior to final approval of the site plan.

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

- This application is not required to be reviewed by the Ontario County Planning Board (Exemption List #9 – Any site plan involving with a single family residential lot).

**REFERRAL TO PLANNING BOARD FOR:**

- An application requesting site plan approval shall be submitted to the Town's Planning Board.

**CODE SECTIONS:** Chapter 220 §220-21, §220-107

DATE: 2/18/16

BY: \_\_\_\_\_

Tyler McMahon – Zoning Officer

**CPN-010-16**

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

