

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** NMS BROWNCROFT, LLC

**PROPERTY ADDRESS:** 3411 West Lake Blvd

**TAX MAP NUMBER:** 98.13-1-7.000

**ZONING DISTRICT:** RLD

### **DETERMINATION REFERENCE:**

- Application for New Structure Permit, dated 09/09/2020. Received by Town on 09/02/2020.
- Application for One Stage Site Plan, dated 09/08/2020. Received by Town on 09/08/2020.
- Application for Soil Erosion and Sediment Control, dated 09/08/2020. Received by Town on 09/08/2020.
- Application for Area Variance, dated 09/25/2020. Received by Town on 09/23/2020.
- Plans titled "One State (Preliminary/Final) Site Plan Set for NMS Browncroft, LLC" by Venezia Land Surveyors and Civil Engineers, dated 09/18/2020, revised on 09/30/2020, received by town on 10/01/2020.

### **PROJECT DESCRIPTION:**

- Applicant proposes to construct an addition to existing dwelling and a new detached garage.

### **DETERMINATION:**

- Proposed development creates a 40.84 ft. rear setback when 60 ft. rear setback is required.
- Proposed development creates a 6.51 ft. side setback when 12 ft. side setback 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 area variances and site plan approval with 500 ft. of Canandaigua Lake.

### **REFERRAL TO ZONING BOARD of APPEALS FOR:**

- ZBA approval required for 19.16 ft. rear setback variance.
- ZBA approval required for 5.49 ft. side setback 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; §220a Sch. 1 Zoning Schedule

**DATE:** October 1, 2020

**BY:**

*Eric Cooper*  
Eric Cooper, Planner

**CPN- 20-062**

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

