

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: L&J Lakehouse, LLC.
PROPERTY ADDRESS: 4965 Waters Edge Drive
TAX MAP NUMBER: 98.09-1-22.100
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for One Stage Site Plan Approval, dated 09/13/2017, received for review by Town on 09/15/2017.
- Application for Area Variance, dated 09/13/2017, received for review by Town on 09/15/2017.
- Application for Soil Erosion and Sediment Control permit, dated 09/13/2017, received for review by Town on 09/15/2017.
- Site and Architectural Plans titled "New Deck Addition" by Labella, dated 09/15/2017, no revisions noted, received by the Town on 09/15/2017.

PROJECT DESCRIPTION:

- Owner proposes to remove existing sidewalk and construct a 351 sq. ft. deck and 126 sq. ft. stairway addition to existing dwelling.

DETERMINATION:

- Proposed lot coverage of 40% when maximum of 30% is permitted.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to variances related to site plan approval in proximity to County Road 16.

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 10% lot coverage area variance.

REFERRAL TO PLANNING BOARD FOR:

- Site Plan approval required for development requiring Soil Erosion and Sediment Control permit within the RLD.

CODE SECTIONS: Chapter §1-17, §220-21; §220-64; §165-7; §220a Sch.1 Zoning Schedule

DATE: 9/26/2017

BY: *Eric Cooper*
Eric Cooper – Zoning Officer

CPN- 065-17

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

