

# *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 12/05/2017, received for review by Town on 12/06/2017.
- Site and Architectural Plans titled "New Deck Addition" by Labella Associates, dated 11/20/2017, revised on 09/25/2017, received by the Town on 12/06/2017.

### **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:**

- Existing lot coverage of parcel is 40%. Proposed lot coverage is 37%.
- As proposed development reduces the degree of non-conformance it shall be allowed.

### **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 site plan for a single family residential dwelling. Exception #9

### **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:** 12/26/2017

**BY:**   
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

