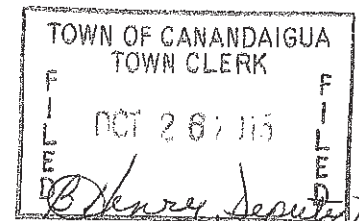


Town of Canandaigua

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

Established 1789



ZONING LAW DETERMINATION

PROPERTY OWNER: Daniel R. & Konstanze Wegman
PROPERTY ADDRESS: 4895 County Road 16
TAX MAP NUMBER: 140.18-1-10.100
ZONING DISTRICT: RLD – Residential Lake District

DETERMINATION REFERENCE:

- Plans entitled "Wegman Canandaigua Residence" by Fisher Associates, dated 10/16/2015. Last Revised 10/22/2015. Received for review by Town on 10/23/2015.

PROJECT DESCRIPTION:

- Relocation of existing on-site waste water system leech field. Construction of a swimming pool and associated terrace structure. Construction of an addition to an existing attached garage. Construction of an elevator, attached to existing principal structure.

ISSUE:

- The property owner wishes to construct a 17'x75' (184' perimeter) lap pool when in any residential zone, no outdoor pool shall exceed 40 feet in length and 20 feet in width, nor shall the total perimeter of any pool exceed 125 feet.
- The property owner wishes to construct an addition to an existing attached garage 33' from the front property line, when a front setback of 60' is required. The existing attached garage is within the required front setback, and proposed project is an expansion of a pre-existing conformity.
- The property owner wishes to construct a terrace and swimming pool within 21' from the bed of an existing stream when no structure shall be built within 100 feet of the bed of a stream carrying water on an average of six months of the year.

DETERMINATION:

- One single family dwelling is a permitted principal use in the Residential Lake (RLD) zoning district.
- Proposed lot line adjustment detailed on plans is in compliance with requirements in Town Code Chapter 220 regarding lot size, dimensions, and general layout. A lot line adjustment application shall be submitted to the Town for review by the Zoning Officer.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD) FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity to County Road 16 and Canandaigua Lake.

REFERRAL TO ZBA FOR:

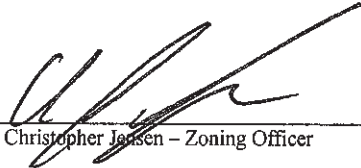
- A 27' front setback area variance (expansion of a pre-existing non-conformity) application shall be submitted to the ZBA.
- A 79' stream setback area variance application shall be submitted to the ZBA.
- A 59' pool perimeter area variance application shall be submitted to the ZBA.
- A 35' pool length area variance application shall be submitted to the ZBA.

REFERRAL TO PLANNING BOARD FOR:

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

CODE SECTION: Chapter §220-9, §220-21, §220a Zoning Schedule

DATE: 10/26/2015

BY: 
Christopher Jensen - Zoning Officer

CPN-095-15, 096-15

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.

cc: Binder
Property File
Property Owner
Town Clerk