

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

(Rev. #1)

PROPERTY OWNER: Joy R. Wegman
PROPERTY ADDRESS: 4417 County Road 16
TAX MAP NUMBER: 126.16-2-3.310
ZONING DISTRICT: RLD – Residential Lake District

DETERMINATION REFERENCE:

- Plans entitled "Site Plan – Wegman-O'Donnell Residence" by Venezia Land Surveyors and Civil Engineers, dated February 12, 2016. No revisions noted. Received for review by Town on February 12, 2016.

PROJECT DESCRIPTION:

- Demolition/Removal of existing single-family residential dwelling with porch, patio, and associated appurtenances.
- Demolition/Removal of existing detached garage.
- Construction of a single-family residential dwelling, breezeway, attached garage, deck, patio(s), courtyard, and all other associated improvements as detailed on plans provided.

DETERMINATION:

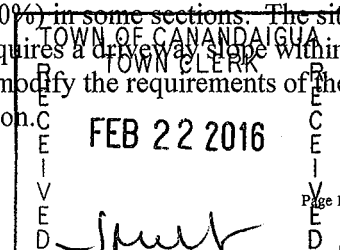
- One single-family dwelling per lot is a permitted principal use within the RLD zoning district.
- The existing detached garage (across County Road 16) is under 900sq.ft., less than 16ft. in height, and is a permitted accessory structure within the RLD zoning district.
- The area and dimensions of the proposed development meets the requirements for zoning and building purposes. (lot coverage, building coverage, and setbacks)
- The total area of disturbance for the project is approximately 1.3 acres and requires permit coverage from the NYSDEC. (SPDES General permit for Stormwater Discharges from Construction Activities) The project involves disturbance within an area of class 'F' soils. Due to the existence of existing impervious cover, the project is eligible for coverage under the General permit.
- The project involves filling and grading quantities which require the applicant to obtain a soil & erosion control permit from the Town.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD) FOR:

- This application shall be referred for review by the Ontario County Planning Board due to proximity to County Road 16, and Canandaigua Lake.

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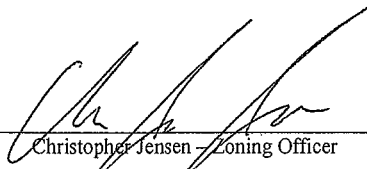
- Due to the code requirement for a soil and erosion control permit within the RLD zoning district, an application requesting site plan approval shall be submitted to the Town's Planning Board.
- The slope of the proposed driveway exceeds 15% (but less than 20%) in some sections. The site design and development criterion of the Town of Canandaigua requires a driveway slope within the lot shall not exceed 15%. The Planning Board may waive or modify the requirements of the design criteria if they results in an upgrade in the overall application.



CODE SECTIONS: Chapter §220-21, §165-7, §220-9, §220-64, §220a Zoning Schedule, SDD (Site Design and Development Criteria)

DATE: February 22, 2016

BY: _____


Christopher Jensen - Zoning Officer

CPN- 011-16

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.

cc: Binder
Property File
Property Owner
Town Clerk