

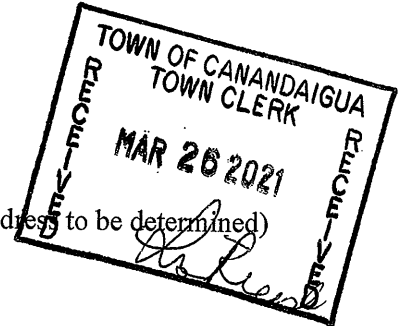
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: L&J Lakehouse LLC (Jerry & Lori Reinhart)
PROPERTY ADDRESS: 3443 West Lake Blvd (future County Road 16 address to be determined)
TAX MAP NUMBER: 98.13-1-17.211
ZONING DISTRICT: RLD



DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 2/8/2021. Received for review by Town on 3/10/2021.
- Plans titled, "Site Plans – 3467 County Road 16 & 3443 West Lake Boulevard" by Venezia Land Surveyors and Joyce Consulting Group, dated 3/10/2021, revised on 3/19/2021, received by the town on 3/22/2021.

PROJECT DESCRIPTION:

- Applicant proposes to construct a single-family residence.
- Location of improvements are of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the RLD zoning district.

DETERMINATION:

- Single-Family dwellings are a principally permitted use within the RLD zoning district.
- Proposed development is within 19.2ft.. of stream when 100ft. is required.

REFERRAL TO PLANNING BOARD FOR:

- Development in the Residential Lake District which exceeds 1,000sq.ft. requires site plan review.
- Development of a new single-family dwelling on an undeveloped parcel requires site plan review.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant requires 80.8ft. stream setback area variance.

CODE SECTIONS: Chapter §1-17; §220; §220-64; §220-21; §220-9

DATE: March 26, 2021

BY: Chris Jensen PE/MCP – Zoning/Code Enforcement Officer

CPN- 2021-029

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