

# Town of Canandaigua

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

Established 1789

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** Chuck & Kate Vasilius

**PROPERTY ADDRESS:** 3439 West Lake Blvd

**TAX MAP NUMBER:** 98.13-1-16.11

**ZONING DISTRICT:** RLD

### **DETERMINATION REFERENCE:**

- Application for One Stage Site Plan, dated 3/9/2021. Received for review by Town on 3/10/2021.
- Plans titled, "Site Plans – 3439 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 34.9ft. of stream when 100ft. is required.

### **REFERRAL TO PLANNING BOARD FOR:**

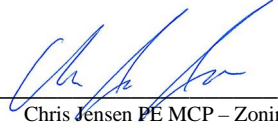
- Development in the Residential Lake District which exceeds 1,000sq.ft. requires site plan review.
- Development of a new single-family dwelling on an undeveloped parcel requires site plan review.

### **REFERRAL TO ZONING BOARD OF APPEALS FOR:**

- Applicant requires 65.1ft. 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- 2021-028**

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