

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: SUMMIT PPX 2911, L P
PROPERTY ADDRESS: 3400 POPLAR BEACH RD
TAX MAP NUMBER: 98.15-1-1.100
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for Area Variance, dated 12/14/2018. Received for review by Town on 12/14/2018.
- As Built Breakwall Survey titled "Summit PPX 2911. L.P." by Venezia Land Surveyors and Civil Engineers, dated 04/09/2015, no revisions noted, received by the town on 12/14/2018.

PROJECT DESCRIPTION:

- Owner constructed a breakwall prior to receiving necessary approvals.
- Applicant seeks necessary approvals for breakwall construction within the RLD.

DETERMINATION:

- Per Town of Canandaigua Town Code, according to the New York State Department of Environmental Conservation, Division of Environmental Permits, the mean high-water level is 689.40 feet (National Geodetic Vertical Datum of 1929).
- Rear setbacks shall be measured from the mean high-water mark.
- Proposed structure (breakwall) has 0 ft. Rear Setback when 15 ft. Rear Setback is required.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board, as it relates to variance and Site Plan approval within 500 feet of a Recreation Area (Canandaigua Lake).

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 15 ft. Rear Setback variance.

REFERRAL TO PLANNING BOARD FOR:

- Before Building Permits are issued, Planning Board Site Plan Approval is required.

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

DATE: 1/2/2019

BY:

Eric A Cooper
Eric Cooper – Zoning Inspector

CPN- 18-088

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

