

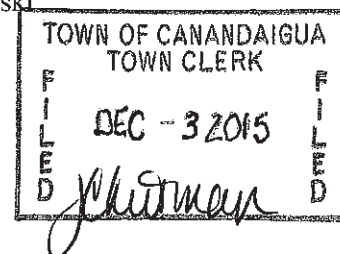
# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** The Sandor Cottage Rev Trust & Sandra A. Kolupski  
**PROPERTY ADDRESS:** 3478 Sandy Beach Drive  
**TAX MAP NUMBER:** 98.15-1-60.000  
**PARCEL SIZE:** 13,110sq.ft. (0.301 acres)  
**ZONING DISTRICT:** RLD



### DETERMINATION REFERENCE:

- Plans entitled "Garage Addition" by Meagher Engineering, dated November 19, 2015. No Listed Revisions. Received for review by Town on November 20, 2015.

### PROJECT DESCRIPTION:

- Removal/Demolition of multiple sheds/structures & construction of an 11.5' x 25.5' (293.25sq.ft.) addition to an existing 676.6sq.ft. detached garage.

### ISSUE:

- The proposed garage addition is within 2.33' of the right side parcel boundary, when 10' is required.
- The proposed combined area of the detached garage will be 969.85sq.ft., when a detached private garage shall not exceed 900sq.ft. in area.
- The proposed project will create a lot building coverage of 27.53%, when the maximum permitted building coverage on the lot is 20%.
- The proposed project will create a lot coverage of 35.1%, when the maximum permitted coverage on the lot is 30%.
- The proposed structure is within 5ft. of the adjacent parcel boundary. Per NYS Residential Building Code, an accessory building within 5ft. of an adjacent parcel must have a minimum fire-resistance rating of 1 hour with exposure from both sides.

### DETERMINATION:

- An accessory structure building permit application shall be provided to the Development Office for review.
- A stamped/signed detail of the fire resistance rating of the proposed structure, conforming to NYS Residential Building Code, shall be provided.
- A single family dwelling with a detached private garage is a permitted principal use in the RLD zoning district.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD) FOR:

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

### REFERRAL TO ZBA FOR:

- A 7.67' side setback area variance application shall be submitted to the ZBA.
- A 69.85sq.ft. detached garage area variance application shall be submitted to the ZBA.
- A 7.53% lot building coverage area variance application shall be submitted to the ZBA.
- A 5.1% lot coverage area variance application shall be submitted to the ZBA.

**REFERRAL TO PLANNING BOARD FOR:**

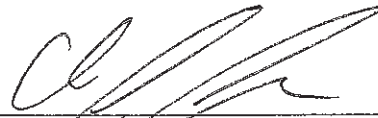
- An application requesting site plan approval shall be submitted to the Town's Planning Board.

**CODE SECTION:** NYS Res Bldg Code Chapter §R302.1  
Town Code §1-17, §220a Sch1, §220-21, & §220-9

DATE:

12/3/2015

BY:



Christopher Jensen - Zoning Officer

**CPN 102-15 , & 108-15**

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.

c:

Binder  
Property File  
Property Owner  
Town Clerk