

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION (Rev. 2)

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. Revision A and B dated February 2, 2016. Received for review by Town on February 2, 2016.
- Determination for 3478 Sandy Beach Drive dated December 3, 2015

PROJECT DESCRIPTION:

- Removal/Demolition of multiple sheds/structures & construction of an 12' x 22.4' (286.2sq.ft.) addition to an existing 675.2sq.ft. detached garage.

ISSUE:

- The proposed combined area of the detached garage will be 961.4sq.ft., when a detached private garage shall not exceed 900sq.ft. in area.
- The proposed project will create a lot building coverage of 27.7%, when the maximum permitted building coverage on the lot is 20%.
- The proposed project will create a lot coverage of 36.6%, when the maximum permitted coverage on the lot is 30%.

DETERMINATION:

- An accessory structure building permit application shall be provided to the Development Office for review.
- 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 has been reviewed by the Ontario County Planning Board due to proximity to Canandaigua Lake.

REFERRAL TO ZBA FOR:


- A 61.4sq.ft. detached garage area variance application shall be submitted to the ZBA.
- A 7.7% lot building coverage area variance application shall be submitted to the ZBA.
- A 6.6% 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: Town Code §1-17, §220a Sch1, §220-21, & §220-9

DATE: 2/4/16

BY: 
Tyler McMahon – 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

