

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Edward N. & Patricia R. Brewer
PROPERTY ADDRESS: 4727 County Road 16
TAX MAP NUMBER: 140.11-1-30.000
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Plans entitled "Preliminary/Final Site Plans – Edward & Patricia Brewer – 4727 West Lake Road" by Marathon Engineering, dated 12/09/2015. Issued on 12/18/2015. Received for review by Town on 12/18/2015.

PROJECT DESCRIPTION:

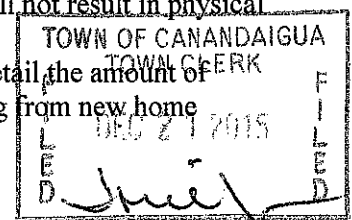
- Removal of existing single family dwelling (approx. 1,920sq.ft. footprint), 716sq.ft. detached garage, and 128sq.ft. accessory structure.
- Construction of a new single family dwelling (approx. 2,208sq.ft. footprint), 634sq.ft. attached garage, 182sq.ft. of decks/balconies, 776sq.ft. porch, and 848sq.ft. detached garage.

ISSUE:

- The height of the proposed home is 29' when the maximum principal use building height permitted is 25'.
- The proposed dwelling setback from the mean high water mark (rear setback) is 41', when 60' is required.
- The proposed detached garage front setback is 43', when 60' is required.
- The proposed detached garage height is 19.5', when the maximum permitted height is 16'.
- The proposed building lot coverage is 19%, when the maximum permitted coverage is 15%.
- The proposed lot coverage is 33%, when the maximum permitted coverage is 25%.

DETERMINATION:

- A single family dwelling with detached garage is a permitted principal use in the RLD zoning district.
- The elevation of the SFHA Zone 'AE' (FIRM Panel 3605980005B) is 691.7' AMSL NGVD 1929 (FIS 360598)
 - o Plan does not sufficiently reference or detail source of elevation information, survey monumentation or GPS solution.
 - o NYS Building Code R324.1 requires buildings and structures to have a freeboard of 2ft. above design flood elevation. Proposed attached garage is below required elevation.
 - o New sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharges from systems into floodwaters. Proposed system does not adequately detail how system components are elevated 2ft. above design flood elevation. (691.7' AMSL NGVD 1929 + 2' freeboard)
 - o Prior to issuance of a building permit, a detailed technical analysis by a Professional Engineer is required, detailing that the proposed development will not result in physical damage to any other property.
 - o Prior to issuance of a building permit, permit application shall detail the amount of excavation and fill associated with the proposed project. (missing from new home application)



REFERRAL TO ONTARIO COUNTY PLANNING BOARD) FOR:

- This application is required to be reviewed by the Ontario County Planning Board.

REFERRAL TO ZBA FOR:

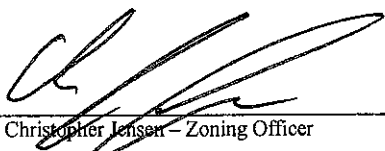
- A 4.0' principal building height area variance application shall be submitted to the ZBA.
- A 19.0' principal building rear setback area variance application shall be submitted to the ZBA.
- A 17.0' detached garage front setback area variance application shall be submitted to the ZBA.
- A 3.5' detached garage height area variance application shall be submitted to the ZBA.
- A 4% building lot coverage area variance application shall be submitted to the ZBA.
- An 8% 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: Chapter §220, §220a Sch 1 Zoning Schedule, §220-21, §220-9, §220-64, §1-17

DATE: 12/21/2015

BY: 
Christopher Jensen - Zoning Officer

CPN-114-15

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