

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Mark Laese
PROPERTY ADDRESS: 3516 Sandy Beach Drive
TAX MAP NUMBER: 98.15-1-43.100
ZONING DISTRICT: RLD

CANANDAIGUA TOWN CLERK

FEB 24 2023

RECEIVED HC

DETERMINATION REFERENCE:

Single Stage Site Plan Application, dated 11/01/2022, received 11/01/2022.

Plan titled, "Existing Conditions Plan" prepared by Marks Engineering, dated 11/29/2022, received 12/16/2022.

Plan titled, "Site Plan" prepared by Marks Engineering, dated 11/29/2022, received 12/16/2022.

PROJECT DESCRIPTION:

Applicant proposing a tear-down and rebuild of a garage.

DETERMINATION:

Sandy Beach Drive intersects the parcel. There is an existing garage on the east side of which the applicant is proposing to tear down and rebuild.

Proposed lot coverage is 36.3% when 30% is maximum allowable lot coverage.

Existing building coverage: 1898 (house) + 80 (deck) + 581 (garage)=2559 (19.1%)

Proposed building coverage: 1898 (house) + 80 (deck) + 1200 (garage)=3178 (23.1%) where 20% is the maximum.

REFERRAL TO ZONING BOARD OF APPEALS:

Applicant requires a building coverage variance of 3.1 % (23.1% when 20% is maximum allowable building coverage).

Applicant requires lot coverage variance for 6.3% (36.3% when 30% is maximum allowable lot coverage).

REFERRAL TO PLANNING BOARD FOR:

All single-family residential site plans require Planning Board review and approval.

CODE SECTIONS: Chapter §1-17; §220-21 §220-70

DATE: 2-24-2023

BY: 

Mike Warner, Zoning Officer

CPN- 22-086

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