

Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424 • (535) 394-1120

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Mark Laese

PROPERTY ADDRESS: 3516 Sandy Beach Drive

CANANDAIGUA TOWN CLERK

TAX MAP NUMBER: 98.15-1-43.100

ZONING DISTRICT: RLD

DEC - 1 2022

DETERMINATION REFERENCE:

RECEIVED *RD*

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

Plan titled, "New Garage Addition" prepared by Marks Engineering, dated 09/01/2022, received 11/01/2022.

PROJECT DESCRIPTION:

Applicant proposes to build an addition to existing garage.

DETERMINATION:

Sandy Beach Drive intersects the parcel. There is an existing garage on the east side of which the applicant is proposing a 648 square foot addition.

Staff has determined the application incomplete at this time and requests the following:

- Existing conditions plan. Site was subject to site plan review in 2020 and construction has since been completed.
- Checklist parameters have not been met including existing and proposed contours, topography, existing versus proposed structures, with setbacks, limits of pavement/parking. Refer to the site plan checklist and ensure all is included.
- Garage elevations.

REFERRAL TO ZONING BOARD OF APPEALS:

Potential lot coverage variance request, tbd. Staff cannot determine, accurately, what variances are needed for this application.

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: 12/1/22

BY: *Shawna Bonshak*
Shawna Bonshak, Town Planner/Zoning Officer

CPN- 22-085

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