

Town of Canandaigua

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

ZONING LAW DETERMINATION

PROPERTY OWNER: BATTISTI, MARCELLO & STACEY
PROPERTY ADDRESS: 3542 Sandy Beach Dr
TAX MAP NUMBER: 98.15-1-33.000
ZONING DISTRICT: RLD

DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 10/07/2020. Received for review by Town on 10/07/2020.
- Application for Area Variance, dated 10/07/2020. Received for review by Town on 10/07/2020.
- Application for Soil Erosion and Sediment Control Permit, dated 10/06/2020. Received for review by Town on 10/07/2020.
- Application for New Structure Permit, dated 10/07/2020. Received for review by Town on 10/07/2020.
- Plans titled, "Battisti Residence" by Hanlon Architects, dated 10/06/2020, revised on 10/19/2020, received by the town on 10/19/2020.
- FEMA Elevation Certificate on existing dwelling, dated 9/15/2020, received by Town on 10/7/2020.

PROJECT DESCRIPTION:

- Applicant proposes to construct a substantial addition onto an existing single-family residence.

DETERMINATION:

- Proposed dwelling has a 31.67 ft. front setback when 55.00 ft. is required.
- Proposed lot coverage is 38% when 30% is the maximum allowable.
- Floodplain certificate details existing dwelling crawlspace lies within Special Flood Hazard Area/Elevation of Canandaigua Lake. Application for floodplain development required. As improvements are 'substantial' per NYS Uniform Code, existing dwelling and addition must conform to Section R322 of NYS Residential Building Code.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to multiple area variances and site plan within 500 ft. of Canandaigua Lake.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- ZBA approval required for 23.33 front setback area variance.
- ZBA approval required for 8% lot coverage area variance.

REFERRAL TO PLANNING BOARD FOR:

- PB Site Plan approval required for development within the RLD exceeding 1,000 sq. ft. and disturbance greater than 5 cu.yds.

CODE SECTIONS: Chapter §1-17; §115; §220-21; 220-64; 220a Sub.1 Zoning Schedule

DATE: 10/26/2020

BY: 

Chris Jensen Code/Zoning Officer

CPN- 20-073

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

