

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Brunner Properties, LLC

PROPERTY ADDRESS: 2640 Brickyard Road

TAX MAP NUMBER: 70.00-1-41.100

ZONING DISTRICT: I- Industrial

DETERMINATION REFERENCE:

Single Stage Site Plan application dated 10/31/2022, received 11/01/2022.

Plan titled "*Final Site Plans for Artisan Meats Building Expansion*", prepared by Marathon Engineering, dated 11/01/2022, received 11/01/2022.

PROJECT DESCRIPTION:

Artisan Means is proposing to expand their business with a 4,675 square foot, 2-story addition to the east and south of existing building, 6,950 square foot, one story addition, 16 additional parking spaces and new truck access from North Street.

DETERMINATION:

The ZBA granted the applicant relief from the side setback and rear setback variances on 7/19/22; a 28-foot side setback variance (52' proposed when 80' was required) and a 45-foot rear setback variance (5' proposed when 50' was required).

All other zoning schedule regulations have been met.

Applicant to provide details relating to capacity of the sanitary sewer system based on the increased usage.

REFERRAL TO PLANNING BOARD FOR:

Site plan approval required for expansion of industrial activities over 1,000 sf

CANANDAIGUA TOWN CLERK

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

Proximity to municipal boundary.

DEC - 1 2022

RECEIVED *KB*

CODE SECTIONS: Chapters §1-17; §220-26; §220-670

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.

DATE: 12/1/22

BY: *Shawna E. Bonshak*

Shawna E Bonshak – Town Planner/Zoning Officer

CPN- 2022-084

cc- Binder, Property Owner, Clerk