

# Town of Canandaigua

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

*Established 1789*

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** Brunner Properties  
**PROPERTY ADDRESS:** 2640 Brickyard Road  
**TAX MAP NUMBER:** 70.00-1-41.100  
**ZONING DISTRICT:** Ind.

### DETERMINATION REFERENCE:

- Application for Sketch Plan Review, dated 04/24/2017, received for review by Town on 04/24/2017.
- Application for Area Variance, dated 03/28/2017, received for review by Town on 03/29/2017.
- Plans titled "Artisan Meats Sketch Exhibit", dated 03/16/2017, revised 4/18/2017, received by the Town on 04/19/2017.

### PROJECT DESCRIPTION:

- Applicant proposes to expand existing Light Manufacturing building.

### DETERMINATION:

- Light Manufacturing is a principally permitted use in the Limited Industrial Zoning district.
- Permitted principal uses permitted in the Limited Industrial District are permitted in the Industrial District.
- As the lot is a corner lot, it shall have two front setbacks and two side setbacks. Side #1 shall be opposite Brickyard Road. Side #2 shall be opposite North Street.
- Proposed building is 5 ft. from Side #1 when 30 ft. is required.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to variance application within 500 ft. of a municipal boundary.

### REFERRAL TO ZONING BOARD of APPEALS FOR:

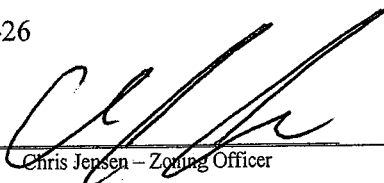
- Application received for 25 ft. side setback variance for Side #1.

### REFERRAL TO PLANNING BOARD FOR:

- Application received for Planning Board Sketch Plan review.

**CODE SECTIONS:** Chapter §1-17, §220-25; §220-26

**DATE:** 4/26/2017

**BY:**   
Chris Jensen – Zoning Officer

**CPN- 023-17**

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

