

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

CANANDAIGUA TOWN CLERK

JUN 28 2022

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DETERMINATION REFERENCE:

Sketch Plan Review application, dated 05/31/2022, received 06/01/2022.

Area Variance application, dated 05/31/2022, received 06/17/2022.

Site Plan for Artisan Meats Expansion, prepared by Marathon Engineering, dated 05/23/2022, received 06/17/2022.

PROJECT DESCRIPTION:

Artisan Means is proposing to expand their business with a 21,795 square foot, two story addition and a 6,940 square foot one story addition. Applicant is also proposing additional parking and two access points on North Street.

DETERMINATION:

The applicant is requesting two area variances;

1. A 28-foot side setback variance (52' proposed when 80' is required).
2. A 45-foot rear setback variance (5' proposed when 50' is required).

The proposed addition of the in/out along North Street is under review by both the Town and City of Canandaigua.

The Planning Board members may suggest modifications to but shall NOT approve or disapprove the Sketch Plan. Comments made by individual Board members during Sketch Plan review shall not be interpreted as approval or disapproval by the Board nor shall they be interpreted to limit the scope of any subsequent review or approval of another plan.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

Area variances require Zoning Board of Appeals approval; a 28-foot side setback variance (52' proposed when 80' is required) and a 45-foot rear setback variance (5' proposed when 50' is required).

REFERRAL TO PLANNING BOARD FOR:

Applicants may choose to bring a Sketch Plan before the Planning Board prior to submission of a formal Site Plan application.

CODE SECTIONS: Chapters §1-17; §220-26; §220-66

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: 6/28/22

BY:

Shawna E Bonshak - Town Planner/Zoning Officer

CPN- 2022-048

cc- Binder, Property Owner, Clerk