

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Shannon & Robert Chevier  
**PROPERTY ADDRESS:** 5600 Buffalo Street Extension  
**TAX MAP NUMBER:** 83.00-1-38.100  
**ZONING DISTRICT:** AR-2

### **DETERMINATION REFERENCE:**

- Area Variance Application, dated 01/26/2022, received 01/27/2022.
- Plan prepared by Venezia Land Surveyors, dated 2/24/2022, submitted to Town on 2/24/2022.

### **PROJECT DESCRIPTION:**

- Applicant proposes to construct a 40' x 24' detached accessory structure next to current garage.

### **DETERMINATION:**

- The proposed detached accessory structure will be within the 100' stream setback. The new structure is proposed to be 82' from the stream therefore a 28' area variance is required.
- A detached accessory structure is permitted in the AR-2 District.

### **REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:**

- This application is not required to be reviewed by the Ontario County Planning Board.

### **REFERRAL TO ZONING BOARD OF APPEALS FOR:**

- Applicant requires a 28' area variance from the stream corridor.

### **REFERRAL TO PLANNING BOARD FOR:**

- This application is not required to be reviewed by the Town of Canandaigua Planning Board.

**CODE SECTIONS:** Chapter §1-17; §220-21

**DATE:** 2/24/22

**BY:**

*Shawna Bonshak*  
Shawna Bonshak - Zoning/Town Planner

**CPN- 2022-003**

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

