

# 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 72' 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: 3/2/22

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

