

Town of Canandaigua

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

Established 1789

CERTIFICATE OF NON-CONFORMITY

PROPERTY OWNER: CHAPPELL, CORY M

PROPERTY ADDRESS: 2834 Co Rd 10

TAX MAP NUMBER: 84.00-1-13.100

ZONING DISTRICT: Industrial

DESCRIPTION OF NON-CONFORMITIES:

- Existing accessory building with South side setback of 6.4 ft. when 20 ft. is required. Date established is unknown.
- Existing accessory building with rear setback of 10.9 ft. when 20 ft. is required. Date established is unknown.
- Existing accessory building footprint total of 3,884 sq. ft. when 1,800 sq. ft. is the maximum permitted. Date established is unknown.
- Existing principle building (Dwelling) with a front setback of 33 ft. when 60 ft. is required.

DETERMINATION:

This certificate is per plans titled "Boundary Line Adjustment" by Greene Land Surveying, PLLC, dated 12/13/2018, no revisions noted, signed by the Planning Board Chair on 01/02/2019, filed with the County Clerk on 01/08/2019 as Map #36184.

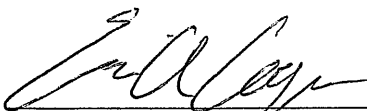
This Certificate of Non-Conformity is being issued per Chapter 220 Section 107 of the Town's Zoning regulations. This Certificate is a report of the findings made by the Town Zoning Official.

This Certificate of Non-Conformity only verifies that the structures and uses existing on the date of application for permit and, as described above, does not comply with the existing regulations set forth in Chapter 220 of the Town Code.

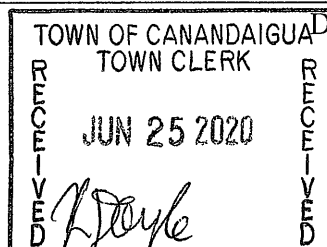
This Certificate of Non-Conformity does not permit the described use to be expanded upon without explicit permission from the Town of Canandaigua (Chapter 220 Section 107).

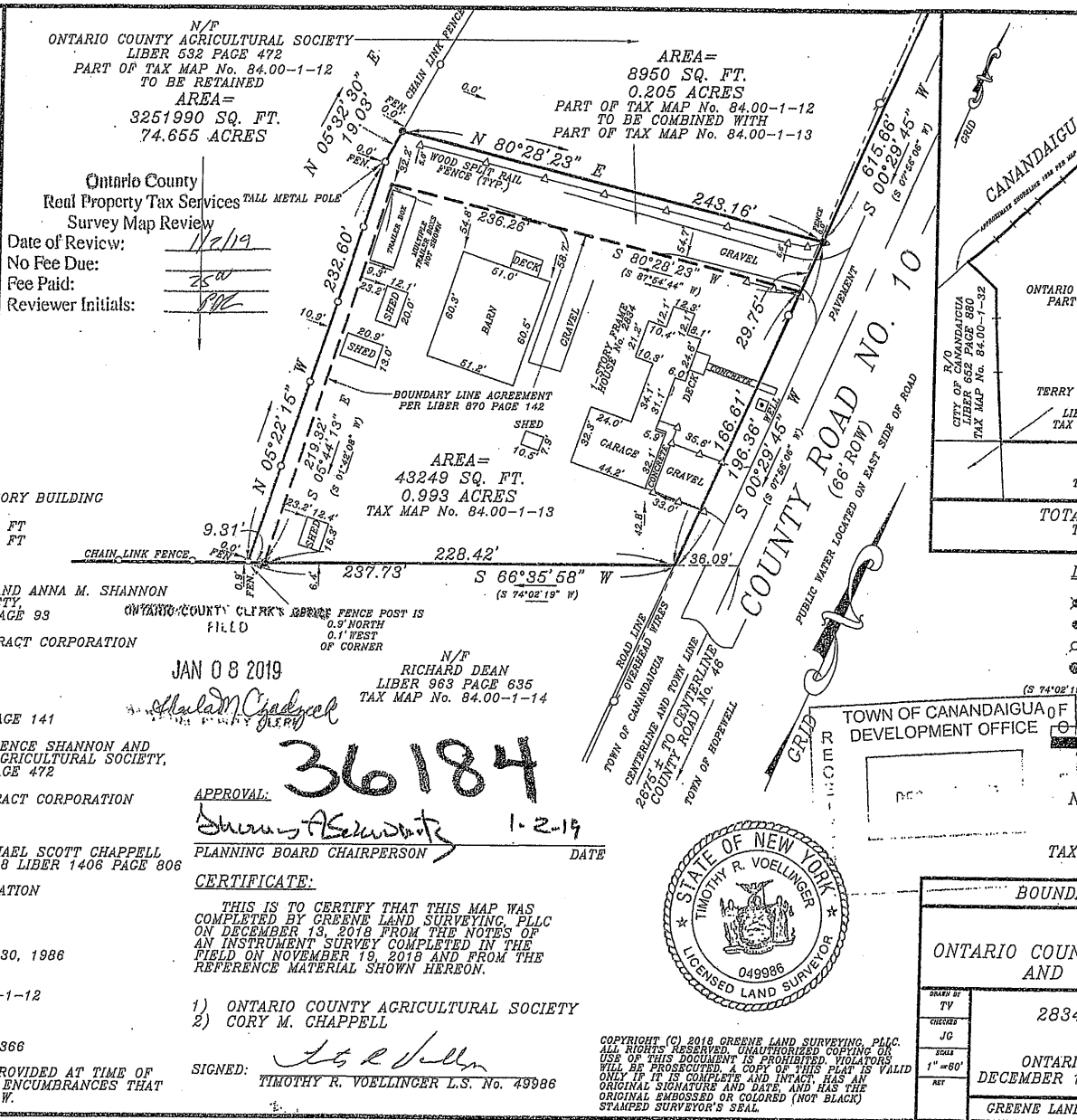
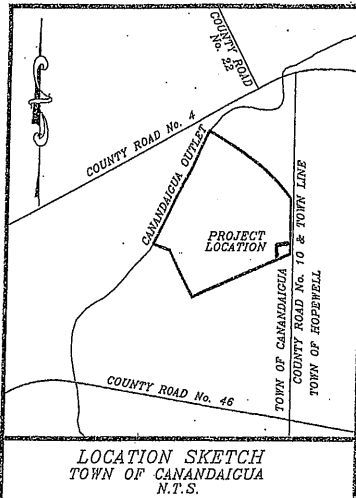
Continuance or changes of a non-conforming structure and/or use is subject to the provisions of Town Code, Chapter 220 Section 107.

CODE SECTIONS: Chapter §1-17; §220-9; §220-26; §220-107; §220a Sch.1 Zoning Schedule


Eric Cooper / Planner

June 24, 2020





ZONING: INDUSTRIAL

SETBACKS	RESIDENCE	ACCESSORY BUILDING
FRONT	60 FT	
REAR	40 FT	20 FT
SIDE	25 FT	20 FT

REFERENCES:

DEED (PARCEL 1): LAWRENCE SHANNON AND ANNA M. SHANNON TO ONTARIO COUNTY AGRICULTURAL SOCIETY, DATED SEPTEMBER 1, 1950 LIBER 497 PAGE 93

ABSTRACT (PARCEL 1): ROCHESTER ABSTRACT CORPORATION SEARCH NO. ONTARIO COUNTY NO. 5017, LAST RE-DATED SEPTEMBER 29, 1986

DEED (PARCEL 2): ROY C. CHAPPEL TO ONTARIO COUNTY AGRICULTURAL SOCIETY, DATED DECEMBER 13, 1950 LIBER 501 PAGE 141

CORRECTION DEED (PARCEL 1 & 2): LAWRENCE SHANNON AND ANNA M. SHANNON TO ONTARIO COUNTY AGRICULTURAL SOCIETY, DATED NOVEMBER 18, 1952 LIBER 532 PAGE 472

ABSTRACT (PARCEL 2): ROCHESTER ABSTRACT CORPORATION SEARCH NO. ONTARIO COUNTY NO. 5018, LAST RE-DATED SEPTEMBER 29, 1986

DEED: MICHAEL S. CHAPPELL, A/K/A MICHAEL SCOTT CHAPPELL TO CORY M. CHAPPELL, DATED MAY 9, 2018 LIBER 1406 PAGE 806

ABSTRACT: ROCHESTER ABSTRACT CORPORATION SEARCH NO. ONTARIO COUNTY NO. 2548, LAST DATED FEBRUARY 20, 1982

MAP: SEE SURVEY BY GARY DUTTON DATED MAY 6, 1985, LAST REVISED JUNE 30, 1986 JOB NO. 85-108

(PARCELS 1 & 2) TAX ACCOUNT No. 84.00-1-12

TAX ACCOUNT No. 84.00-1-13

EASEMENT TO RC&E CORP. PER L-434 P-366

NOTE: NO UPDATED ABSTRACT OF TITLE PROVIDED AT TIME OF SURVEY. SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

JAN 08 2019

RICHARD DEAN
LIBER 983 PAGE 635
TAX MAP No. 84.00-1-14

APPROVAL:

Shawn Asmus
PLANNING BOARD CHAIRPERSON

DATE

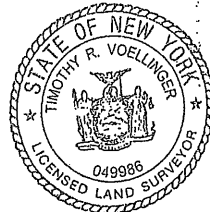
CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP WAS COMPLETED BY GREENE LAND SURVEYING, PLLC ON DECEMBER 13, 2018 FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED IN THE FIELD ON NOVEMBER 19, 2018 AND FROM THE REFERENCE MATERIAL SHOWN HEREON.

- 1) ONTARIO COUNTY AGRICULTURAL SOCIETY
- 2) CORY M. CHAPPELL

SIGNED:

TIMOTHY R. VOELLINGER L.S. No. 49986



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DRAWN BY		TV
CHECKED		JG
SCALE		1"=60'
DATE		DEC 13 2018

ONTARIO COUNTY AND (

2834

ONTARIO

DECEMBER 1

GREENE LAND