

# *Town of Canandaigua*

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

*Established 1789*

## **ZONING LAW DETERMINATION**

**PROPERTY OWNER:** Domenico Vaccaro  
**PROPERTY ADDRESS:** 6201 County Road 30  
**TAX MAP NUMBER:** 69.00-1-52.100  
**ZONING DISTRICT:** AR-2

### **DETERMINATION REFERENCE:**

- Application for Area Variance, dated 02/11/2017, received for review by Town on 02/10/2017.
- Application for Single Stage Subdivision Review, dated 02/11/2017, received for review by Town on 02/10/2017.
- Short Environmental Assessment Form, dated 02/10/2017, received for review by Town on 02/10/2017.
- Plans titled "Domenico Vaccaro" by Venezia Land Surveyors and Civil Engineers, dated 02/16/2017, no revisions noted, received by the Town on 02/17/2017.

### **PROJECT DESCRIPTION:**

- Lot 1 shall be 69.00-1-52.100. Lot 2 shall be the new parcel.
- Owner proposes to subdivide a 2 Acre parcel, Lot 2, from the currently existing 144.914 Acre Lot 1.

### **DETERMINATION:**

- Preexisting nonconformities shall not be altered by way of property boundary modifications, or by any other way that increases the degree of nonconformance without first obtaining a variance from the Zoning Board of Appeals. Upon application for such variance, a request shall be made to the Planning Board for a recommendation regarding potential impacts.
- Proposed Lot 2 contains a pre-existing non-conforming principle building with a front setback of 46.4 ft. when 60 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 proximity with a County Highway.

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

- Application received for 13.6 ft. area variance for front setback to principle building.

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

- Planning Board approval required for all subdivisions.
- A request shall be made to the Planning Board for a recommendation on potential impacts.

**CODE SECTIONS:** Chapter §1-17; §220-9; §174; §220-15; §220a Sch. 1 Zoning Schedule

**DATE:** 2/22/2017

**BY:**   
Eric Cooper – Zoning Officer

**CPN- 015-17**

TOWN OF CANANDAIGUA	
TOWN CLERK	
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<i>B. Kennedy, Deputy TC</i>	

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