

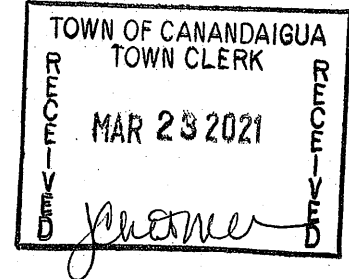
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Thomas W. Sawyer
PROPERTY ADDRESS: 5351 Emerson Road
TAX MAP NUMBER: 56.00-2-25.120
ZONING DISTRICT: CC – Community Commercial



DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 3/10/2021. Received for review by Town on 3/10/2021.
- Application for Special Use Permit, dated 3/10/2021. Received for review by Town on 3/10/2021.
- Plans titled, "New Vehicle Service Facility Site Plan" by Marks Engineering, P.C., dated 3/10/2021, revised on 3/19/2021, received by the town on 3/19/2021.

PROJECT DESCRIPTION:

- Applicant proposes to construct a vehicle service facility with associated improvements.

DETERMINATION:

- Motor vehicle service stations and motor vehicle repair stations are a specially permitted use within the 'CC' zoning district.
- Landscape plan does not meet the conditions and standards of Town Code §220-37: *Such uses shall be screened from adjacent uses by a buffer area not less than 10 feet in depth composed of densely planted evergreen shrubbery, solid fencing, or a combination of both which, in the opinion of the Town Planning Board, will be adequate to prevent the transmission of headlight glare across the district boundary line. The Town Planning Board shall determine on an individual-case basis how close to the right-of-way the landscaped buffer shall be required to be installed. Such buffer screen shall have a minimum height of six feet above the ground. If said shrubbery becomes decayed and fails to provide an adequate screen, the Zoning Officer shall direct the property owner to replace said shrubs.*

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

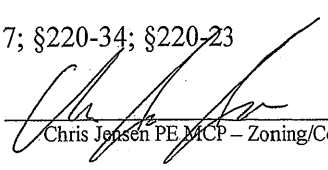
- This application is required to be reviewed by the Ontario County Planning Board

REFERRAL TO PLANNING BOARD FOR:

- Development which exceeds 1,000sq.ft. in the 'CC' zoning district require site plan approval by Planning Board.
- Special use permits approval is required. The Town of Canandaigua Planning Board is hereby empowered to grant special use permit approval.

CODE SECTIONS: Chapter §1-17; §220; §220-37; §220-34; §220-23

DATE: March 23, 2021

BY: 
Chris Jensen PE MCP – Zoning/Code Enforcement Officer

CPN- **_***

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