

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Randall Farnsworth
PROPERTY ADDRESS: 2555 State Route 332
TAX MAP NUMBER: 70.11-1-36.000
ZONING DISTRICT: CC

DETERMINATION REFERENCE:

- Plan titled "Site Plan/ Subdivision Plat: Randall Farnsworth" by Venezia, dated 3/10/16. Received for review by Town on 3/11/16.

PROJECT DESCRIPTION:

- The owner is proposing to subdivide a single lot into two lots, remove a portion of a preexisting non-conforming structure, and apply for a "motor vehicle repair station" special use permit. The subdivision is a simple subdivision not a conservation subdivision. The preexisting non-conforming building on the proposed second lot cannot be made to conform to the front setback. It does conform to all other setbacks and area requirements. Removing the front portion of the preexisting non-conforming building reduces the degree of non-conformity of the building. A "motor vehicle repair station" is a permitted special use in the CC.

DETERMINATION:

- The applicant shall request a certificate of non-conformity from the Zoning Officer.
- No other variances are required.

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:

- An application requesting a special use permit shall be submitted to the Town's Planning Board
- An application for subdivision shall be submitted to the Town's Planning Board

CODE SECTIONS: Chapter 174 §174-16 B., Chapter 220 §220-23 E., §220-107

DATE: 3/17/16

BY: _____

Tyler McMahon - Zoning Officer

CPN- 016-16

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

