

# *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:**

- "Code of the Town of Canandaigua" 1977 published by General Code Publishers Corp.
- Survey map of 2555 State Route 332 by Anderson-Robartes Surveyors, dated 7/30/79
- 2555 State Route 332 property file

### **PROJECT DESCRIPTION:**

- Request for a Certificate of Preexisting Non-Conformity for a previous dealership and auto repair facility that no longer has the dealership attached.

### **DETERMINATION:**

- The survey for lands at 2555 State Route 332 indicates that the building on the lot was originally used for auto shop and sales, indicating both dealership and auto repair/service both existed at the time of the survey. In the 1977 Town Code automobile service station and auto mobile sales were both permitted uses in the C-1 zoning district. These uses required no special use permits and could both occur on the same property alone or simultaneously. The information in the current file for the property at 2555 State Route 332 has no information regarding a stop in uses since the dated survey. Therefore, under Chapter 220 §220-107 A., the use of the property at 2555 State Route 332 as an motor vehicle repair station is a preexisting non-conforming use and requires no special use.

### **REFERRAL TO ONTARIO COUNTY PLANNING BOARD) FOR:**

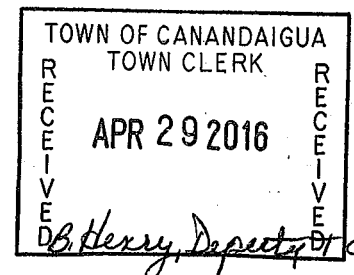
- This application is required to be reviewed by the Ontario County Planning Board

### **REFERRAL TO ZONING BOARD of APPEALS (ZBA) FOR:**

- This application does not require review by the ZBA

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

- This application does not require review by the Planning Board.



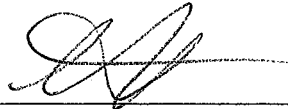
**CODE SECTIONS:** Chapter 105\* §105-3 B., §105-10 C., Schedule 1 Use Regulation, Chapter 220\*\*  
§220-107

\* "Code of the Town of Canandaigua" 1977

\*\* "Code of the Town of Canandaigua" as of 4/28/16

DATE: 4/28/16

BY: \_\_\_\_\_



Tyler McMahon - Zoning 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 File  
Property Owner  
Town Clerk