

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120
Fax: (585) 394-9476

Established 1789

CERTIFICATE OF NON-CONFORMITY

PROPERTY OWNER: Randall Farnsworth
PROPERTY ADDRESS: 2555 State Route 332
TAX MAP NUMBER: 70.11-1-36.00
ZONING DISTRICT: CC
PROJECT DESCRIPTION: Motor Vehicle Repair Station

DESCRIPTION OF NON-CONFORMITY:

The property owner wishes to discontinue "motor vehicle sales" at the current location and continue to operate a "motor vehicle repair station" on the property with no special use permit.

DETERMINATION:

A motor vehicle repair station is a specially permitted use in the CC zoning district. Town record indicate that a "motor vehicle repair station" has operated continuously on this property since at least 1979. The Town Code at the time allowed "motor vehicle repair stations" without a special use permit. Therefore, any use as a Motor Vehicle Repair Station is existing non-conforming use. This property may have a Motor Vehicle Repair Station as long as the use is continuous and does not lapse for more than 12 months.

This Certificate of Non-Conformity is being issued per Chapter 220 Section 220-107 E. (2) of the Town's Zoning regulations and the site plan on file in the Town Development office. This Certificate is a report of the findings made by the Town Zoning Inspector on April 28, 2016.

This Certificate of Non-Conformity only verifies existence of a continuously operated Motor Vehicle Repair Station.

Permits shall be required for any new construction/renovation, per Town Code Chapter 220 and/or NYS Uniform Fire Prevention and Building Code.

This Certificate of Non-Conformity does not negate any requirements for the property owner or their assigns to adhere to the NYS Uniform Fire and Prevention and Building Code.

DATE: 4/28/16

BY: [Signature]
Zoning Inspector

