ZONING LAW DETERMINATION

PROPERTY OWNER: Jeremy Fields

PROPERTY ADDRESS: 3445 State Route 364

TAX MAP NUMBER: 98.15-1-74.000

ZONING DISTRICT: R-1-20

DETERMINATION REFERENCE:
- Application for Principal Structure Addition. Received for review by Town on 4/28/16.
- Survey for "3445 State Route 364" by Venezia, received by the town on 4/20/16

PROJECT DESCRIPTION:
- The owner is proposing modification of a preexisting non-conforming use (Motor Vehicle Service Station) in the R-1-20 Zoning District.
- The area of the proposed addition is 1920sq.ft.
- The addition would alter the rear setback from 29.3ft. to 22.3ft. (a 7ft. increase), and increase the lot coverage from 4.6% to 7%.

DETERMINATION:
- The applicant has applied for a variance to modify a preexisting non-conforming structure.
- All necessary applications shall be submitted and signed prior to permit approval.
- If approved, upon completion of construction the applicant shall provide an 'as-built survey' that details the site conditions and obtain a certificate of non-conformance.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD) FOR:
- This application is not required to be reviewed by the Ontario County Planning Board Exception #8 – All permits or variances for extensions to preexisting non-conforming buildings when the non-conformity involves extension of an existing building line.

REFERRAL TO ZONING BOARD of APPEALS FOR:
- Referral to the ZBA for variance approval.

REFERRAL TO PLANNING BOARD FOR:
- This proposal does not require Planning Board approval.

CODE SECTIONS: Chapter 220 §220-107, §220-64
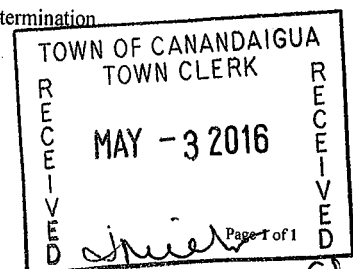
DATE: 5/4/2016

CPN- 028-16

BY: _____
Chris Jensen – Zoning Officer

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

TOWN OF CANANDAIGUA
TOWN CLERK
RECEIVED
MAY -3 2016
RECEIVED

Deputy Town Clerk

M:\PROPERTIES\STATE ROUTE 364\STATE ROUTE 364 3445\State Route 364 3445 2016-05-04 ZNG Deter.Docx

Page 1 of 1