

# Town of Canandaigua

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Established 1789

## ZONING LAW DETERMINATION

CANANDAIGUA TOWN CLERK

**PROPERTY OWNER:** Timothy Boyle, Payne Ave, LLC  
**PROPERTY ADDRESS:** 405 Lakeshore Drive/Tax Map #98.08-1-10.100  
**ZONING DISTRICT:** CC- Community Commercial

JUN 28 2022

RECEIVED

HC

### Determination Reference:

- Application for One Stage Site Plan, dated 05/16/2022, received on 05/17/2022.
- Plans titled, *Site Plan for Kevin Clark (Finger Lakes Public House)*, prepared by Marks Engineering, P.C., dated 04/27/2022, revised 06/17/2022, received 06/17/2022.

### Project Description and Project Considerations:

- The Applicant is requesting site plan approval for the recently paved parking area, 1600 square foot concrete patio, walk-in cooler, and additional site improvements.

### Determination:

Parking was expanded without an approved parking plan and discussion with the Planning Board related to appropriate number of spaces, spacing for emergency vehicles and landscaping:

- Off-street parking areas with a capacity for more than 20 vehicles shall delineate fire lanes and post "no parking" markers.
  - Plan should detail whether proper illumination is in place or proposed.
  - Parking lot contains more than 10 spaces (36 spaces), therefore at least three (3) shade trees are to be located within the paved area of the parking lot. Each tree shall be installed within a protected planting island.
  - A minimum of 5% of the interior of the parking area shall be devoted to landscaping.
- The concrete pad extension to the south of the restaurant and the walk-in cooler (unattached) are existing and built without permits. Applicant would like to keep the walk-in cooler and is proposing to remove the trailer behind the building being used as storage.
- Applicant is proposing six (6) concrete planters, with ornamental trees to create a barrier between the parking area and the concrete patio

### Referral to County Planning Board and City of Canandaigua:

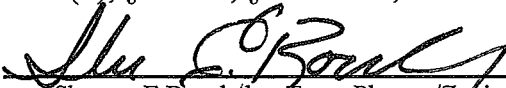
Site's proximity to municipal boundary; City of Canandaigua.

### Referral to Town Planning Board:

Site plan approval is required for development which exceeds 1,000 square feet in the C-C district.

**CODE SECTIONS:** Chapters §1-17; §220-9(F); §220-23; §220-69/70, 220-73

DATE: 6/28/22

BY:   
Shawna E Bonshak Town Planner/Zoning Officer

Cc; Town clerk, binder, property owner

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.