

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

Parcel #1: John P. & Michelle P. Callahan
5358 Cramer Road
Tax Map #126.00-1-55.100

Parcel #2: John P. & Michelle P. Callahan
0000 Cramer Road
Tax Map # 126.00-1-56.210

Parcel #3: Brett Berliner/Emma Schatoff
4410 Middle Cheshire Road
Tax Map #126.00-1-56.100

CANANDAIGUA TOWN CLERK

SEP 23 2022

RECEIVED  HC

ZONING DISTRICT: AR-2

DETERMINATION REFERENCE:

Application for Area Variance, dated 8/1/2022, received 08/26/2022.

Lot Line Adjustment Plan for John P & Michelle P. Callahan, prepared by Rocco A Venezia, Land Surveyor, dated 9/16/2022, revised 8/18/2022, resubmitted 9/16/2022.

PROJECT DESCRIPTION:

Applicants are proposing a lot-line adjustment encompassing three (3) parcels which will become (2) parcels.

DETERMINATION:

With the proposed consolidation, the new lot will have two additional accessory structures. In the AR-2 district, one parcel may only have 3,000 square feet of accessory structures. The new parcel will have four (4) structures that total 4,649 square feet.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

The square footage of accessory structures does not meet the zoning requirements in the AR-2 district. The new parcel will have 4,649 square feet of accessory structure when 3,000 square feet is the limit (*1,649 square foot area variance is needed*).

CODE SECTIONS: Chapter §1-17; §220-9 (7)(b)(2) §220-115

DATE: 9/23/22

BY: 
Shawna Bonshak – Zoning Officer/Town Planner

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.

cc: Binder, Property Owner, Town Clerk