

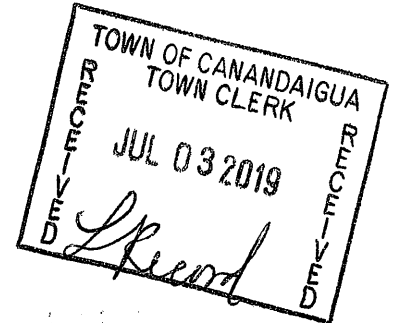
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: HALLSTEAD, GEOFFRY & JANE
PROPERTY ADDRESS: 3240 MIDDLE CHESHIRE ROAD
TAX MAP NUMBER: 97.02-2-2.100
ZONING DISTRICT: RB-1; R-1-30



DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 06/10/2019. Received for review by Town on 06/11/2019.
- Application for Soil Erosion and Sediment Control Permit, dated 05/29/2019. Received for review by Town on 06/11/2019.
- Plans titled "Site Plan" by Thornton Engineering LLP, dated 06/2019, no revisions noted, received by the town on 06/11/2019.

PROJECT DESCRIPTION:

- Applicant proposes relocation of off-street parking facility and associated improvements.

DETERMINATION:

- Applicant SHALL provide complete Sign Permit application.
- Proposed off-street parking facility is to adhere to the following Landscaping and Buffering Zoning Regulations:
 - o In all districts, public and private parking lots or automotive use areas containing 25 parking spaces shall have 3 shade trees, at least one shade tree for each 10 parking spaces or portion thereof. Said trees shall be located within the paved area of the parking lot. Each tree shall be installed within a protected planting island with no less than 100 square feet of soil or permeable surface area per tree or within 10 feet of the pavement area. The trees shall be maintained by the owner and/or lessee of the property and shall not be cut down or otherwise removed when the lot is altered or enlarged. Said trees may be moved to another location on the lot upon approval by the Planning Board. Trees and their associated planting areas shall be located so as to provide visual relief and to assure safe traffic patterns of internal vehicular and pedestrian circulation.
 - o For parking areas designed for more than 10 cars, a minimum of 5% of the interior of the parking area shall be devoted to landscaping. The arrangement and location of the landscaping area shall be dispensed throughout the parking areas so as to prevent unsightliness and monotony of parking cars.
 - o Off-street parking areas with a capacity for more than 20 vehicles shall delineate fire lanes and post "no parking" markers.
 - o Off-street parking areas for more than five vehicles shall be effectively screened on the rear and side yards by a fence of acceptable design, unpierced masonry wall, landscaped berm or compact evergreen hedge. Such fence shall be erected and maintained in accordance with §220-9K of these regulations. Such wall or hedge shall not be less than six feet in height and shall be maintained in good condition.
 - o When a parking area for five or more vehicles is within or abuts a residential district, a planted buffer area shall be provided in addition to the fence or wall. Landscaping utilized to provide this buffer shall not be less than four feet in height at the time of planting and spaced not more than three feet apart. The planted buffer area shall not be less than 10 feet in depth.

- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the RB-1 and R-1-30 zoning districts.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to a Site Plan within 500 ft. of a State Highway.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval is required for development exceeding 1,000 square feet within the Restricted Businesses District.

CODE SECTIONS: Chapter §1-17; §220-9; §220-17; §220-24; §220-64; §220-73; §220-76; §220a
Sch. 1 Zoning Schedule

DATE: 7/3/2019

BY: Kyle Ritts
Kyle Ritts – Zoning Inspector

CPN- 19-044

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

