

Town of Canandaigua

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Established 1789

CANANDAIGUA TOWN CLERK

MAY 31 2022

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ZONING LAW DETERMINATION

PROPERTY OWNER: Geffrey and Jane Hallstead
PROPERTY ADDRESS: 3240 Middle Cheshire Road/ Tax Map #97.02-2-2.100
ZONING DISTRICT: RB-1; R-1-30

Review based on:

- Application for One Stage Site Plan, dated 04/19/2022, received 04/22/2022.
- Plans titled "Site Plan" by Thornton Engineering LLP, dated June 2019, last revised 09/17/2019, received 04/22/2022.

Project Description:

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

Official Determination:

- Proposed development is within the RB-1 and R-1-30 zoning districts.
- Applicant received Preliminary/Final Site Plan approval on 7/29/2019 with final plans signed by Town officials on 11/2019.
- This application is submitted for **reapproval** of a previously approved Preliminary/Final site plan because a building permit was not pulled within the 12-month period following Planning Board Chairman signature.
- Staff has reviewed the submission, the plan set and supplementary information approved on 7/29/2019. Staff has determined that the submission does NOT deviate from any prior approvals. According to the application narrative as well as the resubmission of the previously signed plan, the applicant does not intend to deviate from the prior approval.
- 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.

Referral to Ontario County Planning Board:

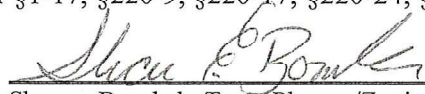
This application requires Ontario County Planning Board approval due to proximity to a State Highway.

Referral to Town of Canandaigua Planning Board:

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

Code Sections: Chapter §1-17; §220-9; §220-17; §220-24; §220-73; §220-76; §220a Sch. 1

Respectfully submitted by:


Shawna Bonshak, Town Planner/Zoning Inspector

Date: 5/26/22

Cc: Green binder, Property Owner, Town Clerk