

# Town of Canandaigua

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

*Established 1789*

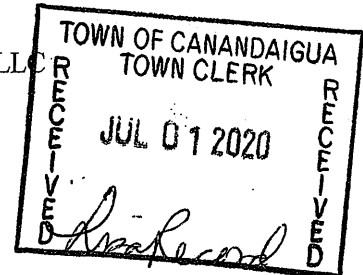
## ZONING LAW DETERMINATION

**PROPERTY OWNER:** J & T PROPERTIES OF CANANDAIGUA, LLC

**PROPERTY ADDRESS:** 5290 North St

**TAX MAP NUMBER:** 70.00-1-52.110

**ZONING DISTRICT:** Industrial



### DETERMINATION REFERENCE:

- Application for Area Variance, dated 06/10/2020. Received for review by Town on 06/10/2020.
- Application for One Stage Site Plan, dated 06/10/2020. Received for review by Town on 06/10/2020.
- Application for New Structure, dated 06/10/2020. Received for review by Town on 06/10/2020.
- Application for Soil Erosion and Sediment Control Permit, dated 06/10/2020. Received for review by Town on 06/10/2020
- Plans titled "ONE-STAGE SITE PLAN APPROVAL FOR A NEW STORAGE BUILDING FOR J&T PROPERTIES OF CANANDAIGUA, LLC" by Venezia Land Surveyors and Civil Engineers, dated 06/10/2020, revised on 06/18/2020, received by the town on 06/19/2020.

### PROJECT DESCRIPTION:

- Applicant proposes to construct a new Warehouse and Storage Facility principle building.

### DETERMINATION:

- Lots in Industrial Zoning Districts may have more than one principal building erected thereon where all uses are permitted by the underlying zoning district.
- Proposed building has a setback of 8.42 ft. when 25 ft. is required.

### REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to variance and site plan approval within 500 ft. of a municipal boundary.

### REFERRAL TO ZONING BOARD of APPEALS (ZBA) FOR:

- ZBA approval required for 16.58 ft. side setback area variance.

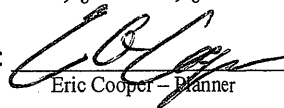
### REFERRAL TO PLANNING BOARD FOR:

- Planning Board site plan approval required for development which exceeds 1,000 square feet within the Industrial Zoning District.

**CODE SECTIONS:** Chapter §1-17; §220-13; §220-64; §220-26; §220a Sch.1 Zoning Schedule

**DATE:** June 30, 2020

**BY:**

  
Eric Cooper - Planner

**CPN- 20-040**

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 Owner  
Town Clerk