

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Three Guys Properties, LLC.

PROPERTY ADDRESS: 5275 Parrish Street Ext./Tax Map #97.00-2-67.200

ZONING DISTRICT: SCR-1

Review based on:

- Application for One Stage Subdivision review, dated 4/29/2022, received 5/2/2022.
- Plan titled "Preliminary Subdivision Plat for three Guys Properties, LLC" by Venezia Professional Land Surveyors, dated 4/21/2022, received 5/2/2022.

Project Description:

Applicant proposes to subdivide current 21.917-acre parent parcel into two parcels: proposed Lot 1 @ 19.932 acres and proposed Lot 2 @ 1.985 acres.

Official Determination:

- Parent parcel is within the SCR-1 zoning district.
- Proposed Lot 2 will retain the house currently on the parent parcel. Lot 2 meets all parameters of 220 a. Schedule 1.
- Proposed Lot 1 will remain agricultural/pasture with existing horse barn/boarding facility. The use falls in line with keeping, breeding, and raising of equids.
- Proposed Lot 1 has an existing barn on it. With the proposed lot line configuration, the side of the barn will be too close to the property line. Related to the keeping of horses, the minimum distance of not less than 100' must be maintained between an existing structure and a new property line.
- The barn on Proposed Lot 1 is 33.5 feet from the side property line therefore a 66.5-foot side setback variance is required.

Lot 1 meets all parameters of 220 a. Schedule 1.

- Site plan review may be required for Lot 2, if future development is proposed (§220-68).
- 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 Zoning Board of Appeals:

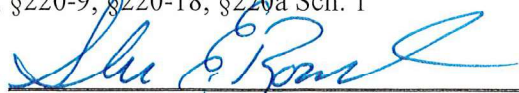
Applicant is asking for a 66.5 side setback variance.

Referral to Town of Canandaigua Planning Board:

All subdivisions require Planning Board approval.

Code Sections: Chapters §174; §220-9; §220-18; §220a Sch. 1

Respectfully submitted by:


Shawna Bonshak, Town Planner/Zoning Inspector

Cc: Green binder, Property Owner, Town Clerk

Date: 6/1/22

CANANDAIGUA TOWN CLERK

JUN 01 2022

RECEIVED

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