

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Lori Davis
PROPERTY ADDRESS: 2019 Risser Road
TAX MAP NUMBER: 56.02-1-8.112
ZONING DISTRICT: AR-2

DETERMINATION REFERENCE:

- Application for Special Use Permit, dated 01/23/2017, received for review by Town on 01/23/2017.
- Application for General Permit, dated 01/23/2017, received for review by Town on 01/23/2017.
- Sketch Plans titled "Application for Special Use" by Lori Davis, dated 02/27/2017, no revisions noted, received by the Town on 02/27/2017.

PROJECT DESCRIPTION:

- Owner proposes to begin operation of a Kennel on a 12.9 Acre parcel.

DETERMINATION:

- Kennels are a specially permitted use within the AR-2 Zoning District.
- Where it is deemed appropriate by the Planning Board, any of the following provisions related to Kennels may be waived:
 - o Shelters for animals within kennels shall not be closer than 200 ft. to any street or property line.
 - Existing dwelling will be shelter at 101 ft. from left side lot line.
 - o No outdoor area enclosed by fences for the use of animals shall be permitted within a front yard. Fenced areas shall be set back not less than 100 ft. from any side or rear property line.
 - Proposed fenced area is in the front yard and is setback 6 ft. from left side lot line.
- Property records only detail one dog currently licensed on this parcel.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it relates to Special Use permit approval within an agricultural district.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for all specially permitted uses in all districts.

CODE SECTIONS: Chapter §1-17, §220-15; §220-44

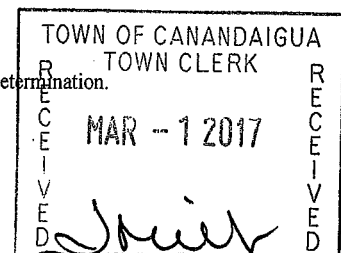
DATE: 3/1/17

BY: *Eric Cooper*
Eric Cooper – Zoning Officer

CPN- 008-17

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



Deputy Town Clerk