Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

(585) 394-1120

Fax: (585) 394-9476

Established 1789

CERTIFICATE OF PRE-EXISTING NON-CONFORMITY

Address: 3132 State Route 21

Tax Map #: 97.02-1-40.200

Zoning District: R-1-20

Description of Property:

* Operating a “Hospital, Nursing Home, Etc.” Special Use.
* Left (West) Side Setback Variance granted to allow a 15’ Setback. ZBA Decision Sheet hearing date 11/19/1985, filed with Town Clerk 11/20/1985
* Per 07/27/2018 Planning Board Decision Sheet, “the approval shall remain in effect for the current and future owners with no requirement for further renewal.”
* Existing setbacks, lot size, and boundary information listed is as per plans titled “Site Construction Drawings for DePaul Horizons Additions” by Parrone Engineering, dated 06/13/2018, no revisions noted, received by the town Development Office on 11/21/2018.
* All setbacks, lot size and boundary information meet pre-existing requirements of Special Use Permit shown below.

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1985 Zoning Schedule | | | | | | | | | |
|  | Minimum Lot Size | Minimum Lot Width | Principal Bldg. Front Setback | Prin. Rear Setback | Prin. Side Setback | Accessory Bldg. Rear Setback | Acc. Side Setback | Max. Bldg. Height | Max Bldg. Coverage on Lot |
| Hospitals, Nursing Home, etc. | 5 ac. | 250 ft. | 75 ft. | 75 ft. | 80 ft. | 20 ft. | 20 ft. | 35 ft. | 20% |

Description of Pre-Existing Non-Conformity:

* Previously approved Specially Permitted Use, no longer a Specially Permitted Use.
* No dimensional standards are provided within existing code.

This Certificate of Non-Conformity is being issued per Chapter 220 Section 107 of the Town’s Zoning regulations. This Certificate is a report of the findings made by the Town Zoning Officer.

This Certificate of Non-Conformity only verifies that the structure / use existing on this date and as described above does not comply with the existing regulations set forth in Chapter 220 of the Town Code.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 12/3/2018

Eric A. Cooper, Planner - Zoning Officer Date

Enc: Referenced Plan