

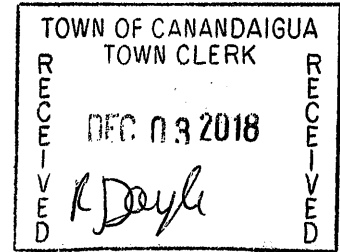
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: DEPAUL COMMUNITY FACILITIES INC
PROPERTY ADDRESS: 3132 ST RT 21 S
TAX MAP NUMBER: 97.02-1-40.200
ZONING DISTRICT: R-1-20



DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 11/05/2018. Received for review by Town on 11/16/2018.
- Application for Soil Erosion and Sediment Control Permit, dated 11/05/2018. Received for review by Town on 11/16/2018.
- Plans titled "Site Construction Drawings for DePaul Horizons Additions" by Parrone Engineering, dated 06/13/2018, no revisions noted, received by the town on 11/21/2018
- Zoning Board of Appeals Decision Sheet, hearing date of 11/19/1985, filed with the Town Clerk 11/20/1985 to erect and maintain a limited care facility, and a left side setback variance to allow a 15 ft. side setback.
- Planning Board Determination, hearing date 04/28/1998, filed with the Town Clerk 05/22/1998, for a Special Use Permit to expand an existing/abandoned Senior Living Facility.
- Planning Board Decision Notification, hearing date 07/27/2010, filed with the Town Clerk 08/02/2010, for a renewal of an existing Special Use Permit.
- Certificate of Pre-Existing Non-Conformity, dated 12/03/2018, filed with Town Clerk 12/03/2018.

PROJECT DESCRIPTION:

- Applicant proposes to construct a 5,000 sq. ft. addition onto existing Senior Care Facility along with associated parking and utility improvements.

DETERMINATION:

- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

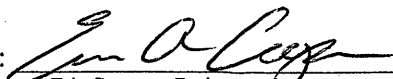
- This application is required to be reviewed by the Ontario County Planning Board as it relates to Site Plan within 500 ft. of a State/County Highway.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board Site Plan approval required for all New development for all specially permitted uses in all districts.

CODE SECTIONS: Chapter §1-17; §220-64; §220-19; §220-107; §220a Sch.1 Zoning Schedule; §220c Sch.2 Off Street Parking

DATE: 12/3/2018

BY: 
Eric Cooper – Zoning Inspector

CPN- 18-080

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