

Town of Canandaigua

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

Established 1789

CANANDAIGUA TOWN CLERK

MAY 31 2022

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Chudman

ZONING LAW DETERMINATION

PROPERTY OWNER: Simmons Rockwell
PROPERTY ADDRESS: 1947 State Route 332/ Tax Map #56.00-1-13.210
ZONING DISTRICT: CC- Community Commercial

Determination Reference:

- Application for One Stage Site Plan, dated 04/01/2022, received on 04/01/2022.
 - Statement of Operations, received 04/08/2022.
- Plans titled, *Diversified Equipment, LLC*, prepared by McCormick Engineering, P.C., dated 03/2022, revised 5/7/2022, received 5/23/2022.

Project Description and Project Considerations:

- The Applicant is requesting Single Stage Site Plan Approval for construction of a commercial facility to refurbish and sell used heavy equipment (see Statement of Operations dated 04/08/2022).

Determination:

- Any use in the Neighbor Commercial (NC) district is also permitted in the CC district. The use is in-line with a lawn and garden shop, permitted in the NC District.
- Parcel is in the Strategic Farmland Protection Plan area.
- Parcel is in the Paddleford Brook Greenway.
- Applicant is proposing nine (9) parking spots. The Board will need to determine if this is enough spaces for the use.
- The display of goods for sale, proposed behind the water feature on the site plan, is not permitted unless specially approved by the Planning Board (no commercial establishment shall place or display goods, including vehicles, for sale upon any seeded or landscaped area).

Referral to County Planning Board:

Site's proximity to NYS Route 332.

Referral to Town Planning Board:

Site plan approval is required for development which exceeds 1,000 square feet in the CC district.

CODE SECTIONS: Chapters §1-17; §220-9(F); §220-22/23; §220-69/70, 220-73/76

DATE: 5/26/22

BY: *Shawna E Bonshak*
Shawna E Bonshak – Town Planner/Zoning Officer

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