

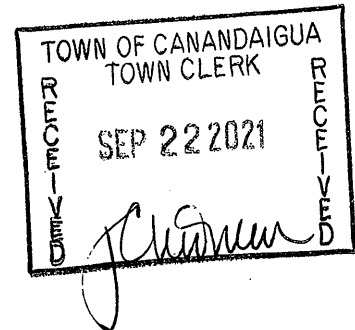
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Frontenac Holding, LLC
PROPERTY ADDRESS: 2121 New York State Route 332
TAX MAP NUMBER: 56.00-1-57.000
ZONING DISTRICT: CC



DETERMINATION REFERENCE:

- Application for One Stage Site Plan, dated 09/07/2021, received for review by Town on 9/08/2021.
- Plans titled, "Boat Display Expansion FLX Marine 2121 State Route 332," by Thornton Engineering, LLP. dated September 2021, received by the Town on 09/17/2021, revised on 09/15/2021.
- Drainage Analysis, by Thornton Engineering, dated September 2021, received 09/17/2021.
- Waiver Request, dated 09/15/2021, received 09/17/2021.

PROJECT DESCRIPTION:

- The Applicant is requesting Single Stage Site Plan Approval for construction of approximately 10,210 square feet of paved boat display area.

DETERMINATION:


- New vehicles sales are a principally permitted use within the CC zoning district.
- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the CC zoning district.

REFERRAL TO PLANNING BOARD FOR:

- Site plan approval is Planning Board Site Plan approval required for development which exceeds 1,000 square feet in the CC Zoning District.

CODE SECTIONS: Chapters §1-17; §220; §220-64; §165

DATE: 9/21/21

BY: 
Shawna E Bonshak – Town Planner/Zoning Officer

CPN- 2021-074

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