

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: JAN RTE 332 REALTY CORP
PROPERTY ADDRESS: 2311 State Route 332
TAX MAP NUMBER: 56.00-2-25.210 / 56.00-2-25.710
ZONING DISTRICT: CC

DETERMINATION REFERENCE:

- Application for Area Variance, dated 03/07/2017, received for review by Town on 03/07/2017.
- Application for Special Use Permit, dated 03/07/2017, received for review by Town on 03/07/2017.
- Application for Sign Permit, dated 03/07/2017, received for review by Town on 03/07/2017.
- Plans titled "Concept Rendering: For Illustration of Building Mounted Signs" by Chrisanntha Construction Corp., dated 03/07/2017, no revisions noted, received by the Town on 03/07/2017.

PROJECT DESCRIPTION:

- Construction and installation of the following signage:
 - o Ground Sign – Honda Symbol – 29.32sq.ft. – 16'4" Height
 - o Ground Sign – Directional – Under 40 sq.ft. – Under 20' Height
 - o Building Sign #1 – "Honda" – 51.30sq.ft.
 - o Building Sign #2 – "Service Center" – 40sq.ft.
 - o Building Sign #3 – "H" – 38sq.ft.
 - o Building Sign #4 – "Ontario" – 24sq.ft.
 - o Building Sign #5 – "Service Reception" – 12.57sq.ft.
 - o Building Sign #6 – "Service Reception" – 12.57sq.ft.

DETERMINATION:

- A ground sign with a display surface of less than 40sq.ft., and less than 20ft. in height is permitted.
 - * If base structure of sign is internally illuminated, the base will be considered part of the display surface and an additional area variance will be required
 - ** The ground sign must be provided with street identification numbers.
- A single building sign which does not exceed one square foot for each linear foot of building frontage (125sq.ft.) is permitted. – Building Sign #1 – "Honda" – 51.30sq.ft.
- A second building sign is permitted if it does not exceed 50 % of the allowable area (62.5sq.ft.) of the first sign. – Building Sign #2 – "Service Center" – 40sq.ft.
- Proposal requests six (6) building signs when no such permit shall be issued for third and subsequent building signs.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to variances related to signs within 500 ft. of a State Highway.

REFERRAL TO ZONING BOARD of APPEALS FOR:


- Application received for area variance to allow six (6) building signs when no more than two (2) are allowed.

REFERRAL TO PLANNING BOARD FOR:

- A special use permit is required for all Commercial speech signs within the CC.

CODE SECTIONS: Chapter §1-17, §220-83

DATE: 3/22/17

BY: 
Eric Cooper – Zoning Officer

CPN- 020-17

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

