Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: 2418 STATE ROUTE 332, LLC

PROPERTY ADDRESS: 2409 / 2375 State Route 332

TAX MAP NUMBER: 56.00-2-22.211

ZONING DISTRICT: CC

DETERMINATION REFERENCE:
- Application for Single Stage Subdivision Review, dated 03/07/2018, received for review by Town on 03/09/2018.
- Application for Area Variance, dated 05/10/2018, received for review by Town on 05/11/2018.
- Plans titled "Vision Nissan Canandaigua" by BME Associates, dated 03/2018, revised on 05/09/2018, received by the Town on 05/15/2018.

PROJECT DESCRIPTION:
- Applicant proposes to subdivide existing 16.314 Acre parcel to create 4.632 Acre Lot R-2A and 11.682 Acre Lot R-2B.

DETERMINATION:
- Proposed Lot R-2A has a lot size area of 4.63 Acre when 10 Acre is required for Shopping Centers.
- Proposed Lot R-2A has a lot width of 335 ft. when 500 ft. is required for Shopping Centers.
- Applicant requests Planning Board waiver of required parking spaces from 110 to 108 spaces.
- Proposed Lot R-2B meets all 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 a subdivision with 500 ft. of a State highway that requires a variance.

REFERRAL TO ZONING BOARD OF APPEALS FOR:
- Application received for 5.37 Acre Lot Area Variance for proposed Lot R-2A.
- Application received for 165 ft. Lot Width Variance for proposed Lot R-2A.

REFERRAL TO PLANNING BOARD FOR:
- Planning Board approval required for all subdivisions.

CODE SECTIONS: Chapter §1-17, §174; §220-23; §220-73; §220a Sch.1 Zoning Schedule

DATE: 5/23/2018   BY: *Eric A Cooper*
                                   Eric Cooper – Zoning Officer

CPN- 18-020

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

TOWN OF CANANDAIGUA
TOWN CLERK
RECEIVED
MAY 23 2018