

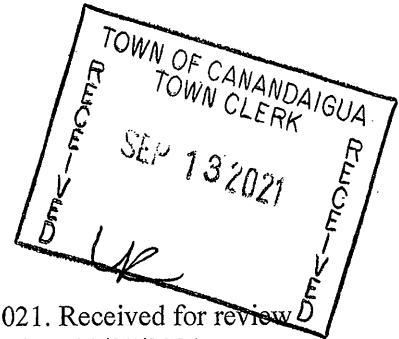
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Canandaigua Crossings, LLC
PROPERTY ADDRESS: 2536 State Route 332
TAX MAP NUMBER: 70.11-1-7.110
ZONING DISTRICT: CC – Community Commercial



DETERMINATION REFERENCE:

- Application for Zoning Board of Appeals Area Variances, dated 06/08/2021. Received for review on 06/09/2021. Revised and received on 07/08/2021. Revised and received on 09/07/2021.
- Application for One Stage Site Plan, dated 06/08/2021. Received for review by on 06/09/2021.
- Plans titled, "Final Site Plans- 2536 Rochester Road" by BME Associates, dated 06/09/2021, revised on 06/17/2021, 07/02/2021, received on 07/08/2021. Received on 09/08/2021, revised on 08/18/2021 and 09/03/2021.
- Letter of Intent from BME Associates, dated 09/07/2021.

PROJECT DESCRIPTION:

- Applicant proposes to construct a two-story, approx. 9,000 sf commercial structure (with a 6,400sf building footprint).

DETERMINATION:

- Applicant proposes a commercial structure 24' from front parcel boundary when 150' is required.
- Commercial structures are a principally permitted use within the CC zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application was previously reviewed by the Ontario County Planning Board due to the parcel's proximity to State Route 332.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant requires a 126' front setback area variance (99' area variance was granted at the 07/20/2021 ZBA meeting).

REFERRAL TO PLANNING BOARD FOR:

- This application is required to be reviewed by the Town of Canandaigua Planning Board as the development which exceeds 1,000 square feet in 'CC' zoning district. Parking requirements are determined by the Town of Canandaigua Planning Board during site plan review.

CODE SECTIONS: Chapters §1-17; §220; §220-23; §220-33; §220-64; §220-73

DATE: 9/13/21

BY: [Signature]
Chris Jensen PE MCP – Zoning/Code Enforcement Officer

CPN- 2021-056

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