

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Widewaters Roseland
PROPERTY ADDRESS: 3225 State Route 364
TAX MAP NUMBER: 98.00-1-46.100
ZONING DISTRICT: CC

DETERMINATION REFERENCE:

- Application for a Sign Permit, dated 6/9/16. Received for review by Town on 6/9/16.
- Application for a Special Use Permit. Received for review by Town on 6/9/16.
- Plans titled "Site Plan" by Jones Sign, dated 4/01/16, received by the town on 6/9/16
- Application for an Area Variance dated 06/15/2016. Received for review by Town on 06/16/2016.

PROJECT DESCRIPTION:

- The owner is proposing to add a second tenant identification sign (2.5ft²) under an awning.

DETERMINATION:

- Multiple tenant signs identifying or advertising individual businesses or tenants on the same parcel within multiple use developments shall be prohibited.
- A building sign identifying "TJ Maxx Home Goods" is already present at the location.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity with State Route 5&20 and State Route 364.

REFERRAL TO NEIGHBORING MUNICIPALITIES FOR:

- This application is required to be reviewed by the City of Canandaigua and Town of Hopewell due to proximity to municipal boundaries.

REFERRAL TO ZONING BOARD of APPEALS (ZBA) FOR:

- An application requesting an Area Variance for a second tenant identification sign has been submitted to the Town ZBA.

REFERRAL TO PLANNING BOARD FOR:

- A special use permit is required for all commercial speech signs within the CC zoning district.

CODE SECTIONS: Chapter §220-35; §220-62.1; §220-83 B.

DATE: 6/30/2016

BY: *Eric A. Cooper*
Eric Cooper – Zoning Officer

CPN- 039-16

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

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