

# Town of Canandaigua

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

Established 1789

## ZONING LAW DETERMINATION

**PROPERTY OWNER:** Advanced Living Properties Inc.  
4294 State Route 5 – Caledonia, NY 14423

**PROPERTY ADDRESS:** 3260 State Route 364

**TAX MAP NUMBER:** 98.08-1-8.100

**ZONING DISTRICT:** MH

### DETERMINATION REFERENCE:

- Sketch Dimensional Plan entitled “Fallbrook “, Received for review by Town on 02/22/2011.
- Visual inspection on 3/2/2016 by Zoning Officer Christopher Jensen.
- Visual inspection on 11/17/2016 by Zoning Officer Christopher Jensen.
- Aerial view from Ontario County, NYS GIS Program Pictometry 2014
- Aerial view from GIS Orthoimagery – 2015
- November 16, 2016 application for installation of a 16’-0” x 56’-0” manufactured home within an existing manufactured home park.
- November 17, 2016 sketch – ‘ABANDONMENT OF PRE-EXISTING NON-CONFORMING STRUCTURES SKETCH PLAN’

### ISSUE:

- Applicant did not provide a scalable site plan prepared by a licensed professional detailing the proposed location of installation, and associated setbacks and park lot size.
- Multiple structures at 3260 NYS Route 364 were intentionally removed for more than a one year period, as determined by a Zoning Officer of the Town of Canandaigua. These structures are considered abandoned by Chapter 220 § 220-107 of the Town Code.
- New manufactured homes placed within the manufactured home parcel must meet the standards set forth in Chapter 134 of the Town Code, and any deviation from this chapter will require a variance from the Zoning Board of Appeals.
- There shall be a minimum of 25 feet from the edge of road pavement to the front portion of a manufactured home.
- Each manufactured home lot located within a manufactured home park shall have corner pins which are clearly marked and shall contain a minimum of 7,200 square feet, with a minimum lot width of 60 feet.

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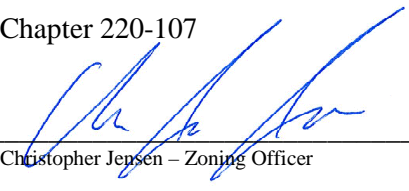
- Structure #9 (as detailed on 2/22/2011 sketch plan and 11/17/2016 Abandonment Sketch) no longer exists. The nonconforming structure was intentionally removed over a year ago. Preexisting nonconformities that have been abandoned for more than one year shall not be reestablished except as in compliance with the requirements of Town Code.
- Application for installation of a manufactured home must be accompanied by a scalable site plan detailing the location, lot, setbacks, and associated structures/porches/decks/details.

**REFERRAL TO ZONING BOARD OF APPEALS (ZBA) FOR:**

- Any deviation from chapter 134 of the Town Code requires a variance from the Zoning Board of Appeals.

**CODE SECTIONS:** Chapter 134 §134-2 A., §134-5; Chapter 220-107

DATE: 11/17/2016

BY:   
Christopher Jensen – Zoning Officer

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.

cc: Binder  
Property File  
Property Owner – via email – [jreigle@aglhomes.com](mailto:jreigle@aglhomes.com)  
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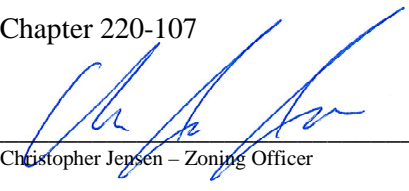
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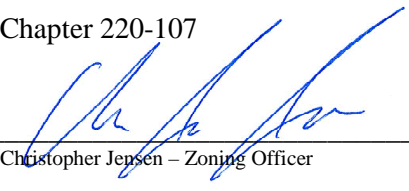
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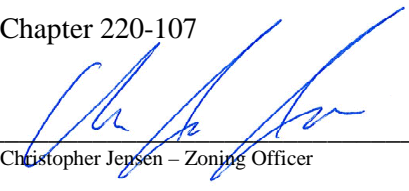
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