

EXHIBIT A

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.

DETERMINATION:

- 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

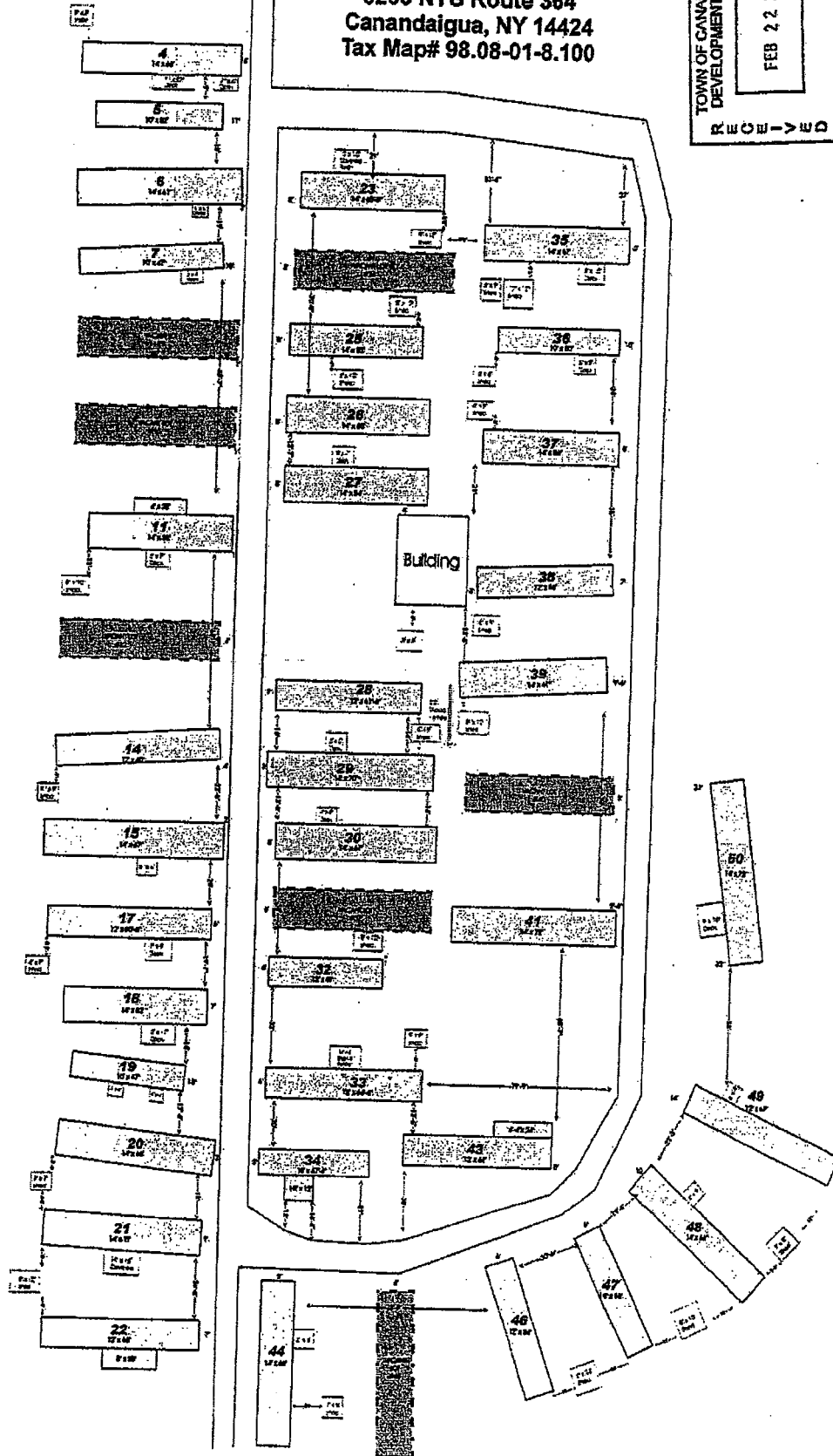
NYS Town Law, Section 267-a(5)(b), an appeal may be made to the ZBA within 60 days of the date of this determination.

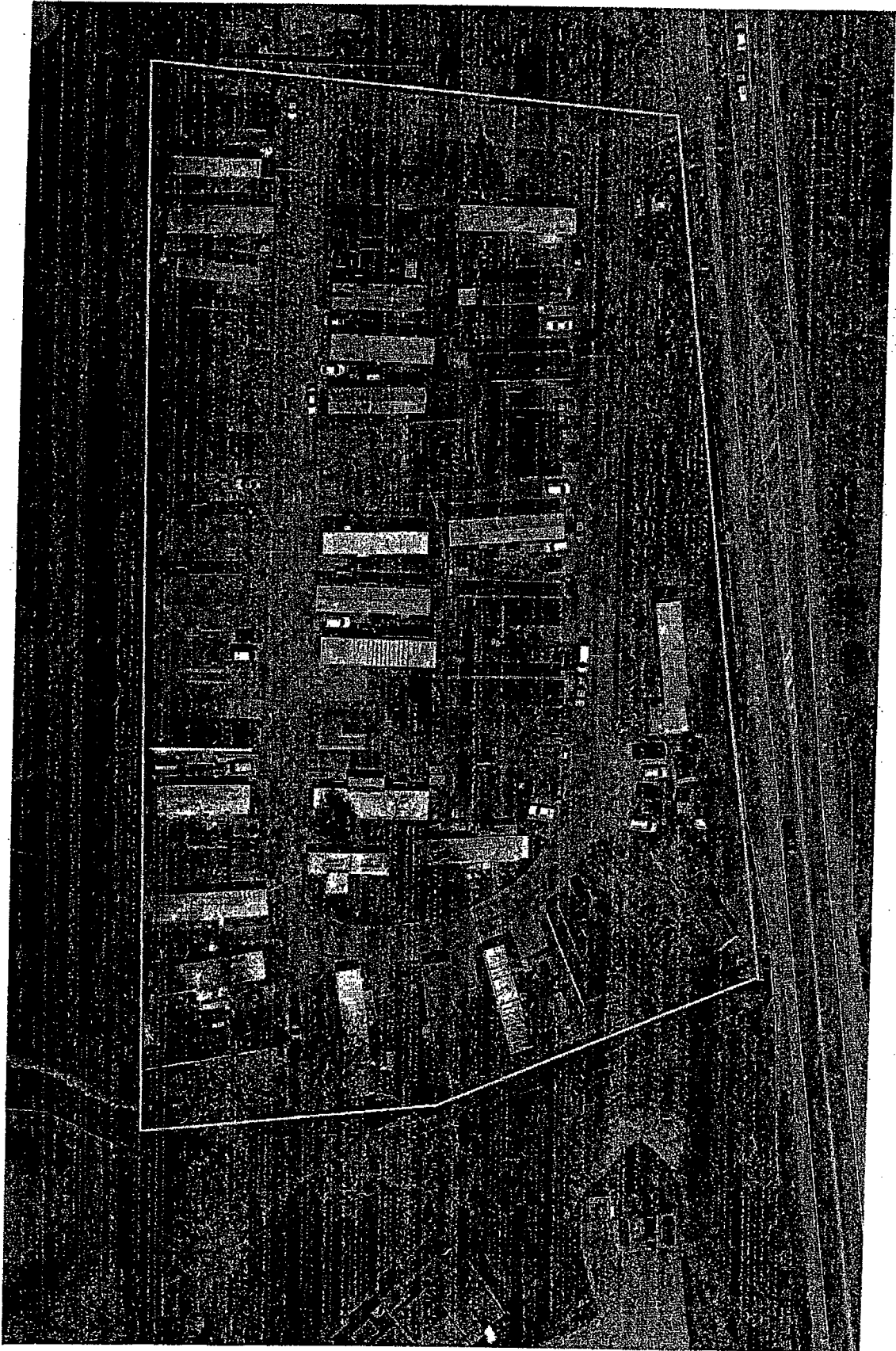
cc: Binder
Property File
Property Owner - via email - jreigle@aglhomes.com
Property Owner - Registered Return Receipt - USPS
Town Clerk
The Brocklebank Firm - Derek Brocklebank ESQ.

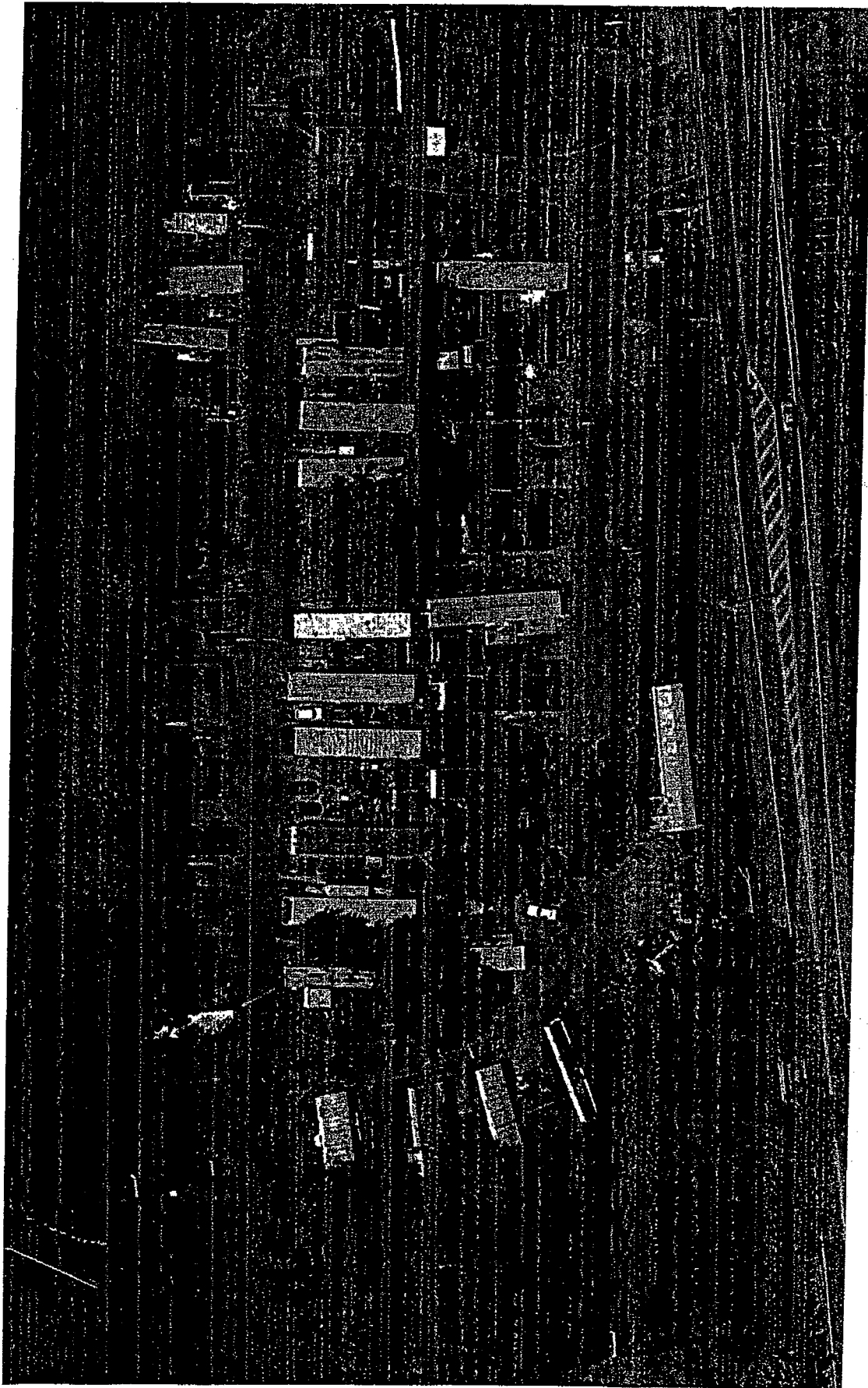
FALLBROOK

Manufactured Home Community
3260 NYS Route 364
Canandaigua, NY 14424
Tax Map# 98.08-01-8.100

TOWN OF CANANDAIGUA
DEVELOPMENT OFFICE
FEB 22 2011
RECEIVED







3260 State Route 364
2015 Aerial Image

FALLBROOK

Manufactured Home Community

3260 NYS Route 364

Canandaigua, NY 14424

Tax Map# 98.08-01-8.100

11/17/2016

ABANDONMENT OF PRE-EXISTING
NON-CONFORMING STRUCTURES
SKETCH PLAN

