

Town of Canandaigua

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

Established 1789

Zoning Board of Appeals
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424

PROPERTY OWNER: Advanced Living Properties Inc.
PROPERTY ADDRESS: 3260 State Route 364
TAX MAP NUMBER: 98.08-1-8.100
ZONING DISTRICT: MH

Board Members,

On November 16, 2016, Advanced Living Properties made application for installation of a manufactured home within an existing manufactured home community. The permit was denied due to lack of professionally prepared plans, and the associated lack of information that is required to site a manufactured home within a manufactured home park. (see associated 11/17/2016 Determination)

On January 13, 2017 the Development Office received an Interpretation application in reference to the denial of the permit.

The Interpretation application reads "Permit for replacement of a mobile home on existing mobile home pad/site within legal nonconforming mobile home park"

Their interpretation request and associated narrative is incorrect. At no time has this office stated that there exists a non-conforming manufactured home community. The existing parcel is located within the 'MH' Manufactured Home Zoning District. The existing USE is a legal and permitted principal use with the MH Zoning District.

The legal precedence referenced within the applicant's supporting documentation refers to USE.

This office denied the permit application due to lack of professionally prepared plans and due to the fact the proposed manufactured home was not replacing a pre-existing non-conforming structure. The structure that had existed at that location was intentionally removed. Preexisting nonconforming structures that have been abandoned for more than one year shall not be reestablished except as in compliance with the requirements of the Town Code.

The applicant has the option of making application for placement of a manufactured home within their principally permitted manufactured home park, with associated professionally prepared plans. If the proposed structure does not conform to the area requirements of the Town Code, the applicant has the option of applying for an area variance from the Zoning Board of Appeals.

DATE: January 26, 2017

BY: 
Christopher Jensen – Zoning Officer

cc: Binder
Property File
Town Clerk
The Brocklebank Firm – Derek Brocklebank ESQ.

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