

Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Cory Westbrook & Michael Miller

PROPERTY ADDRESS: 3311 State Route 364

TAX MAP NUMBER: 98.08-1-15.000

ZONING DISTRICT: R-1-20/MUO

DETERMINATION REFERENCE:

- Application for Two Stage Preliminary Site Plan Approval, dated 09/22/2017, received for review by Town on 09/22/2017.
- Plans titled "Site Plat" by Venezia Land Surveyors and Civil Engineers, dated 09/21/2017, no revisions noted, received by the Town on 09/22/2017.

PROJECT DESCRIPTION:

- Owner proposes to operate a commercial hair salon and single-family residence within existing structure.

DETERMINATION:

- As applicant is requesting local law adoption pursuant to Town Code Chapter 220 Section 33 MUO Districts, the Town Board will be responsible for reviewing and subsequently approving the setbacks and other applicable zoning regulations as proposed by the applicant.
- Proposed lot standards as noted in Plans by Venezia:
 - o Front setback: 60 ft.
 - o Rear setback: 30 ft.
 - o Side setback 15 ft.
 - o Maximum building coverage: 20%
 - o Maximum lot coverage: 40%
- Applicant proposes 60% minimum open space when 40% is required.
- As mixed use parking is not specified for these uses, the Planning Board shall determine the requirements for off-street parking.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity with a state highway.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval required for Preliminary Site Plan Approval.

CODE SECTIONS: Chapter §1-17, §220-33; §220-73; §220a Sch.1 Zoning Schedule

DATE: 9/26/2017

BY: *Eric Cooper*
Eric Cooper – Zoning Officer

CPN- 067-17

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

