

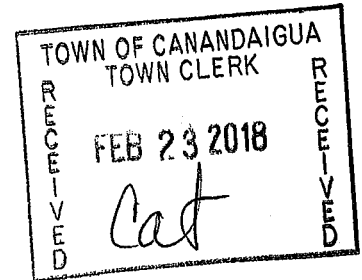
Town of Canandaigua

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

Established 1789

ZONING LAW DETERMINATION

PROPERTY OWNER: Sarah-Frank, LLC
PROPERTY ADDRESS: 3365 State Route 364, Canandaigua, NY 14424
TAX MAP NUMBER: 98.11-2-8.000
ZONING DISTRICT: R-1-20



DETERMINATION REFERENCE:

- Application for Two Stage Preliminary Site Plan approval, dated 02/08/2018, received for review by Town on 02/09/2018.
- Application for Soil Erosion and Sediment Control Permit, dated 02/05/2018, received for review by Town on 02/09/2018.
- Application for Subdivision, dated 02/23/2018, received for review by 02/23/2018.
- Petition to Rezone, dated 11/09/2017, received for review by Town on 11/09/2017.
- Plans titled "Site Plan for: Star Cider" by Marks Engineering, dated 02/09/2018, revised on 02/16/2018, received by the Town on 02/16/2018.

PROJECT DESCRIPTION:

- Applicant proposes to subdivide and rezone Lot #1 to MUO District and construct an 8,400 sq. ft. commercial building.

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 is proposed by the applicant.
- Proposed lot standards as noted in Plans by Marks Engineering:
 - o Front Setback: 20 ft.
 - o Side Setback: 15 ft.
 - o Rear Setback 15 ft.
 - o Maximum Lot Coverage: 60%
 - o Maximum Building Height: 35 ft.
- Proposal meets minimum requirements for Open Space of 40%
- 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 Preliminary Site Plan Approval required for MUO Rezoning.
- Planning Board approval required for all Subdivision.

CODE SECTIONS: Chapter §1-17, §220-33; §174-10; §220a Sch.1 Zoning Schedule

DATE: 2/23/2018

BY: 
Eric Cooper – Zoning Officer

CPN- 18-013

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