

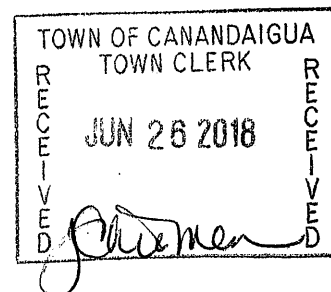
# Town of Canandaigua

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:** MUO



### DETERMINATION REFERENCE:

- Application for Two Stage Final Site Plan approval, dated 06/20/2018, received for review by Town on 06/15/2018.
- Application for Soil Erosion and Sediment Control Permit, dated 06/15/2018, received for review by Town on 06/15/2018.
- Application for Special Use Permit, dated 06/22/2018, received for review by Town on 06/15/2018.
- Application for Sign Permit, dated 06/20/2018, received for review by Town on 06/22/2018.
- Plans titled "Final Site Plan for: Star Cider" by Marks Engineering, dated 06/15/2018, revised on 06/22/2018, received by the Town on 06/22/2018.

### PROJECT DESCRIPTION:

- Applicant proposes to subdivide 5.558 Acre parent parcel to 1.864 Acre Lot 1 and 3.694 Acre Lot 2, and construct a 7,000 sq. ft. commercial building.

### DETERMINATION:

- Proposed development is of sufficient area and dimension to meet minimum requirements for zoning and building purposes within the MUO zoning district.
- Proposed signage is of sufficient area and dimension to meet minimum requirements for zoning and building purposes.
- 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 Final Site Plan Approval required for MUO Rezoning Process.
- Planning Board approval required for all Subdivision.

**CODE SECTIONS:** Chapter §1-17, §220-33; §174-10; §220-64; §220-73; §220-83 §220a Sch.1  
Zoning Schedule

**DATE:** 6/26/2018

**BY:**   
Eric Cooper – Zoning Officer

**CPN- 18-042**

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 Owner; Town Clerk; Property File