

STATE OF NEW YORK  
**DEPARTMENT OF STATE**  
ONE COMMERCE PLAZA  
99 WASHINGTON AVENUE  
ALBANY, NY 12231-0001  
[HTTPS://DOS.NY.GOV](https://dos.ny.gov)

KATHY HOCHUL  
GOVERNOR  
ROBERT J. RODRIGUEZ  
SECRETARY OF STATE

March 19, 2024

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

**RE: Town of Canandaigua, Local Law 3 2024, filed on 3/11/2024**

Dear Sir/Madam:

The above referenced material was filed by this office as indicated. Additional local law filing forms can be obtained from our website, [www.dos.ny.gov](http://www.dos.ny.gov).

Sincerely,  
State Records and Law Bureau  
(518) 473-2492



**Department  
of State**

# *Town of Canandaigua*

5440 Routes 5 & 20 West

Canandaigua, NY 14424

(585) 394-1120

Fax: (585) 394-9476

*Established 1791*

March 7, 2024

NYS Department of State  
Division of Corporations, State Records and  
Uniform Commercial Code  
One Commerce Plaza, 99 Washington Avenue  
Albany, New York 12231

RE: Filing of Local Law 3 of 2024

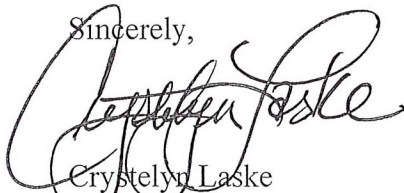
To Whom It May Concern:

Enclosed is a certified original of Local Law 3 of 2024 that was adopted by the Canandaigua Town Board on Monday, February 26, 2024:

- LL 3 of 2024: To re-designate and re-zone real property located at 2625 CR 22 from AR-1 to MUO and amending the official zoning map of the Town of Canandaigua to reflect such change.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Crystelyn Laske  
Town Clerk

Encs.

# Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  City  Town  Village  
(Select one:)

of CANANDAIGUA \_\_\_\_\_

Local Law No. 3 of the year 2024

A local law TO RE-DESIGNATE AND RE-ZONE REAL PROPERTY LOCATED AT 2625 CR 22  
(Insert Title)  
FROM AR-1 TO MUO AND AMENDING THE OFFICIAL ZONING MAP OF THE  
TOWN OF CANANDAIGUA TO REFLECT SUCH CHANGE

Be it enacted by the TOWN BOARD of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one:)

of CANANDAIGUA \_\_\_\_\_ as follows:

SEE ATTACHED EXHIBITS A AND B

(If additional space is needed, attach pages the same size as this sheet, and number each.)

TOWN OF CANANDAIGUA

LOCAL LAW # 3 OF 2024

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Exhibit A

Be it enacted by the Town Board of the Town of Canandaigua, as follows:

SECTION ONE. Intent. The intent of this Local Law is to re-designate the real property located at 2625 County Road 22 in the Town of Canandaigua, County of Ontario, and State of New York from AR-1 the zoning district to the Mixed Use Overlay zoning district and to amend the official zoning map of the Town of Canandaigua.

SECTION TWO. Identification of Property to be Re-Zoned. The property to be re-zoned is located at 2625 County Road 22 in the Town of Canandaigua, County of Ontario, and State of New York, and bears Tax ID # 71.00-1-21.141, and consists of approximately 4.913 acres, as more specifically shown on the attached plans entitled Commercial Site Plan for 2625 Hanna Road, LLC showing land in 2625 County Road 22 Town of Canandaigua, prepared by Marks Engineering. Said plan is on record at the Town's Development Office, and is attached hereto and made a part herein as EXHIBIT B.

SECTION THREE. Zoning District Change from AR-1 Agricultural Rural Residential to MUO Mixed Use Overlay. The parcel of land described in the above Section Two shall be, and the same hereby is, transferred from the AR-1 Agricultural Rural Residential Zoning District to the MUO Mixed Use Overlay District as said zoning districts are defined and regulated by Town Code Chapter 220, as amended from time to time, and as specifically amended by this Local Law.

SECTION FOUR. Setback and Area Requirements. Based on the project description and other materials submitted to the Town of Canandaigua as of the date this Local Law is passed by the Town Board, the Town Board of the Town of Canandaigua hereby establishes the following setback, dimensional, and other area requirements for the land rezoned herein:

A. Setbacks

1. Minimum Front Setback to County Road 22: 61.0'
2. Minimum Side Setbacks: 33.0'
3. Minimum Rear Setback: 150.0'

B. Maximum Building Height: 35.0'

C. Minimum Distance Between Buildings: 40.0'

D. Maximum Building Coverage: 13.0%

E. Minimum Parking Stall Size: 19'x9'

F. Minimum Parking Spaces Required for Proposed Indoor Sports Facility: 63

G. Minimum Lot Size: 4.9 Acres

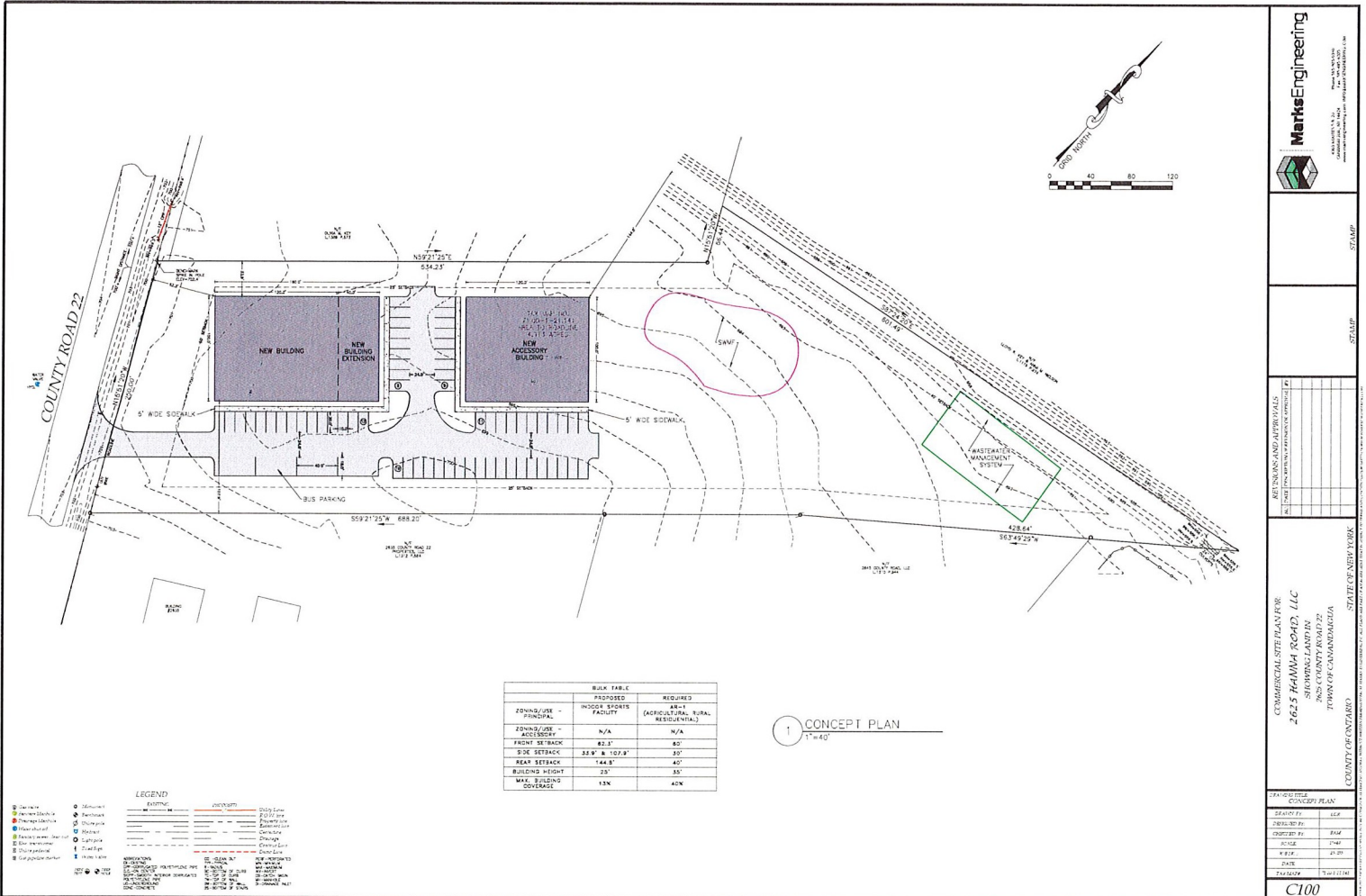
The requirements established herein are specific to the project descriptions and plans submitted to the Town. If, in the opinion of the Town Board, the project changes significantly, or if the applicant fails to receive approvals from the Town of Canandaigua Planning Board for the above-described project, these requirements shall be void and all bulk and area requirements established herein shall revert back to those set for the AR-1 Zoning District in Town Code Chapter 220.

SECTION FIVE. Amendment of the Official Zoning Map of the Town of Canandaigua. The Town Clerk of the Town of Canandaigua is hereby directed to amend the Official Zoning Map of the Town of Canandaigua to reflect the change in zoning district classification accomplished by this Local Law.

SECTION SIX. Authority and Supersession Effect. This Local Law is enacted pursuant to authority conferred by the New York State Municipal Home Rule Law and Town of Canandaigua Town Code § 220-33. To the extent that the items specifically addressed in this Local Law, or the manner of its adoption, is inconsistent with New York State Town Law, the Town Code of the Town of Canandaigua, or any other statute or local law, this Local Law shall prevail.

SECTION SEVEN. Effective Date. This Local Law shall take effect upon filing with the New York State Secretary of State.

# Exhibit B



	BUCK TABLE	
	PROPOSED	REQUIRED
ZONING USE - PRINCIPAL	INDUSTRIAL FACILITY	AM-1 (AGRICULTURAL, RURAL RESIDENTIAL)
ZONING USE - ACCESSORY	N/A	N/A
FRONT SETBACK	82.3'	80'
SIDE SETBACK	22.8' & 102.8'	30'
REAR SETBACK	144.8'	40'
BUILDING HEIGHT	25'	35'
MAX. BUILDING COVERAGE	15%	40%

**LEGEND**

EXISTING	PROPOSED	OTHER
Property Boundary	Proposed Building Footprint	Utility Lines
Proposed Building Footprint	Proposed Accessory Building Footprint	Proposed Driveway
Proposed Driveway	Proposed Parking	Proposed Sidewalk
Proposed Sidewalk	Proposed Stormwater Management System	Proposed Easement
Proposed Easement	Proposed Survey	Proposed Utility
Proposed Utility	Proposed Survey	Proposed Utility

1 CONCEPT PLAN  
1"=40'

**MarkE Engineering**  
 4400 ROUTE 28E, SUITE 200  
 HAVERTY, NEW YORK 10927  
 TEL: 845.336.1111 FAX: 845.336.1112  
 WWW.MARKEENGINEERING.COM

STATE OF NEW YORK  
 COUNTY OF CANTON  
 TOWN OF CANTON  
 2625 HAMLET ROAD, LLC  
 SUBORDINATE LAND  
 2ND COUNTY ROAD 22  
 TOWN OF CANTON  
 COUNTY OF CANTON

PROPOSED CONCEPT PLAN  
 DATE: 11/11/14  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1"=40'

C100

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ 3 \_\_\_\_\_ of 2024 of the (County)(City)(Town)(Village) of CANANDAIGUA was duly passed by the TOWN BOARD on February 26, 2024, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*

**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted *(Elective Chief Executive Officer\*)* on \_\_\_\_\_ 20   , in accordance with the applicable provisions of law.

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. *(Elective Chief Executive Officer\*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local *(Elective Chief Executive Officer\*)* law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

\* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**5. (City local law concerning Charter revision proposed by petition.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph \_\_\_\_\_ above.

\_\_\_\_\_  
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: March 7, 2024

(Seal)