

Village of Canisteo

Business Owner's Guide

“ZONING”

➤ ***The Village is divided into ‘Districts’.***

Downtown where the clock Tower is located, is the ‘central Business District’. The Big M Plaza and the Dollar General are in the ‘General Commercial District’. (Other Districts in the Village are: Light Industrial, Medium Density Residential, and Low Density Residential.) See copy of the Village map which follows.

According to Village Zoning Laws, each District has ‘Permitted Uses’ that are allowed within that district. Before starting a business in any District, the business owner must contact the Codes Enforcement Officer for determination of appropriate Zoning. (*Section 119:6-4.*) This can be accomplished by contacting the Village Office at 698-4553.

➤ ***Arrange for Site Plan Development Review.***

In accordance with Village Zoning Law, the Planning Board is to ‘review Site Plans prior to the issuance of a ‘Special Use permit’ in any district or any Permitted Use in the “Light Industrial, General Commercial, or central Business Districts.” (*Section 119.76 A., B., C.*)

➤ ***Site Plan Development Review and Follow Up***

The business owner will meet with the Planning Board for Site Plan Development Review (if needed) as well as a follow up (if needed). Once the application process is completed, the business owner is to contact the Codes Enforcement Officer for inspection and follow up. (*Section 119-76 E.*)

Once this process is at its completion you are entitled to a copy of the documentation that you submitted to us. If you need further assistance in the meantime, please contact the Village Office at 698-4553. Thank you in advance for your cooperation.

- Please note that all business's in the Village of Canisteo are subject to a fire inspection required by New York State every (3) three years.