

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

## ZONING BOARD OF APPEALS

Tuesday, February 18, 2014, 6:00 p.m.

### MEETING AGENDA

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**MEETING CALLED BY:** Graham Smith, Chairperson  
**BOARD MEMBERS:** Gary Davis, Terence Robinson, Chip Sahler, Rick Szkapi  
**ALTERNATE MEMBER:** Roy Beecher  
**SECRETARY:** Cheryl Berry  
**STAFF MEMBERS:** Amanda Catalfamo, Development Office  
Christian Nadler, Attorney

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#### PLEDGE OF ALLEGIANCE

#### CONTINUED PUBLIC HEARINGS:

- CPN-087-13 Walker Lee, representing Canandaigua Sportsman Club, owner of property at 5280 Emerson Road, TM#56.00-2-17.000, is requesting an area variance to expand a pre-existing non-conformity (accessory structure) in the CC zoning district.
- CPN-089-13 Joel and Kathy Hochman, owners of property at 4411 Chosen Spot Drive, TM#126.16-2-3.300, are requesting an interpretation of a Zoning Law Determination dated 10/7/13.
- CPN-108-13 Bayer Landscape Architecture, representing Schottland Chosen Spot LLC, owner of property at 4710 County Road 16, TM#140.11-1-37.100, is requesting area variances to construct a single-family dwelling in the RR-3 zoning district.

#### NEW PUBLIC HEARINGS:

- CPN-109-13 Venezia Associates, representing Randall Farnsworth, owner of property at 2350 NYS Route 332, TM#70.06-1-63.100, is requesting an area variance to construct a car dealership in the CC zoning district.
- CPN-002-14 Michael & Kathleen Foster, owners of property at 4065 Onnalinda Drive, TM#113.17-1-7.000, are requesting area variances to construct a residential addition (covered porch) and an accessory building (detached garage) in the RLD zoning district.
- CPN-005-14 Design Works Architecture, representing Ryan & Diane Denhaese, owners of property at 3400 Poplar Beach Road, TM#98.15-1-1.100, are requesting an area variance to expand a pre-existing non-conformity in the RLD zoning district.
- CPN-012-14 Venezia Associates, representing Philip & Amanda Goliber, owners of property at 3414 Poplar Beach Road, TM#98.15-1-7.100, is requesting area variances to tear down and rebuild a single-family dwelling in the RLD zoning district.

**CLOSED PUBLIC HEARINGS:** *None at this time*

#### BOARD BUSINESS:

1. Approval of December 17, 2013 & January 21, 2014 Meeting Minutes
2. Review of Next Month's Agenda (March 18, 2014)
3. Requests for Rehearing: *None at this time*

# Town of Canandaigua

5440 Routes 5 & 20 West  
Phone (585) 394-1120

Canandaigua, NY 14424  
Fax (585) 394-9476

## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: 005-14**

**Applicant**

Design Works Architecture  
3300 Monroe Avenue, Suite  
117  
Rochester, NY 14618

**Owner**

Ryan & Diane Denhaese  
6415 Landstone Drive  
Clarence Center, NY  
14032

**Project Type**

Construct  
porch (pre-  
existing non-  
conformity)

**Project Location**

3400 Poplar Beach  
Road

**Tax Map #**

98.15-1-1.100

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**SEQR:**

Type I     Type II

Variance/Interpretation Requested: Shall the applicant be granted an area variance to expand a pre-existing non-conformity (single family dwelling)?  
Applicant is requesting an area variance in the RLD zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:  
 See attached resolution(s)

Positive Declaration Date:

**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_  
Chairperson, Zoning Board of Appeals

Date: \_\_\_\_\_

# Town of Canandaigua

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## Zoning Board of Appeals Decision Notification

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**Public Hearing Opened: 12/17/2013**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: 087-13**

**Applicant**

Walker Lee  
5280 Emerson Road  
Canandaigua, NY 14424

**Owner**

Canandaigua Sportsman  
Club  
5280 Emerson Road  
Canandaigua, NY 14424

**Project Type**

Place storage  
building

**Project Location**

5280 Emerson Road

**Tax Map #**

56.00-2-17.000

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**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested:    Shall the applicant be granted an area  
variance to expand a pre-existing non-conformity (outdoor recreation facility) in  
the CC zoning district?

**SEQR:**

Type I     Type II

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued  
 See attached resolution(s)

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**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_

Chairperson, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: 002-14**

**Applicant**

Michael & Kathleen Foster  
4065 Onnalinda Drive  
Canandaigua, NY 14424

**Owner**

Michael & Kathleen  
Foster  
4065 Onnalinda Drive  
Canandaigua, NY 14424

**Project Type**

Construct  
porch &  
detached  
garage

**Project Location**

4065 Onnalinda  
Drive

**Tax Map #**

113.17-1-7.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**SEQR:**

Type I     Type II

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a residential addition (covered porch) with a setback to the road right-of-way to Onnalinda Drive of 57.2 feet when 60 feet is required? Applicant is requesting a 2.8' setback to the road right-of-way in the RLD zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:  
 See attached resolution(s)

**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_  
Chairperson, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: 002-14**

**Applicant**

Michael & Kathleen Foster  
4065 Onnalinda Drive  
Canandaigua, NY 14424

**Owner**

Michael & Kathleen  
Foster  
4065 Onnalinda Drive  
Canandaigua, NY 14424

**Project Type**

Construct  
porch &  
detached  
garage

**Project Location**

4065 Onnalinda  
Drive

**Tax Map #**

113.17-1-7.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**SEQR:**

Type I     Type II

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct an accessory structure (detached garage) with a setback to the road right-of-way to Onnalinda Drive of 16 feet when 60 feet is required. Applicant is requesting a 44' setback to the road right-of-way in the RLD zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:  
 See attached resolution(s)

**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_  
Chairperson, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date:** 2/18/2014

**Public Hearing Closed:**

**Project:** 002-14

**Applicant**

Michael & Kathleen Foster  
4065 Onnalinda Drive  
Canandaigua, NY 14424

**Owner**

Michael & Kathleen  
Foster  
4065 Onnalinda Drive  
Canandaigua, NY 14424

**Project Type**

Construct  
porch &  
detached  
garage

**Project Location**

4065 Onnalinda  
Drive

**Tax Map #**

113.17-1-7.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**SEQR:**

Type I     Type II

**Variance/Interpretation Requested:** Shall the applicant be granted an area variance to construct an accessory building (detached garage) with a height of 22.25 feet when only 16' is allowed? Applicant is requesting a height variance of 6.25 feet in the RLD zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:

See attached resolution(s)

**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: 002-14**

**Applicant**

Michael & Kathleen Foster  
4065 Onnalinda Drive  
Canandaigua, NY 14424

**Owner**

Michael & Kathleen  
Foster  
4065 Onnalinda Drive  
Canandaigua, NY 14424

**Project Type**

Construct  
porch &  
detached  
garage

**Project Location**

4065 Onnalinda  
Drive

**Tax Map #**

113.17-1-7.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing     Type I     Type II

**Variance/Interpretation Requested:** Shall the applicant be granted an area variance to allow a second point of access to Onnalinda Drive when only one point of access to a public street is permitted. Applicant is requesting an area variance in the RLD zoning district.

**SEQR:**

Unlisted  
 See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:  
 See attached resolution(s)

**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_  
Chairperson, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date:** 2/18/2014

**Public Hearing Closed:**

**Project:** 012-14

**Applicant**

Venezia Associates  
5120 Laura Lane  
Canandaigua, NY 14424

**Owner**

Philip & Amanda  
Goliber  
3413 Poplar Beach Road  
Canandaigua, NY 14424

**Project Type**

Tear down,  
rebuild single-  
family  
dwelling

**Project Location**

3414 Poplar Beach  
Road

**Tax Map #**

98.15-1-7.100

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**SEQR:**

Type I     Type II

**Variance/Interpretation Requested:** Shall the applicant be granted an area variance to tear down and rebuild a single family dwelling with a setback to the road right-of-way to Poplar Beach Road of 56 feet when 60 feet is required? Applicant is requesting a 4' area variance in the RLD zoning district?

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:

See attached resolution(s)

**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_

Date: \_\_\_\_\_

Chairperson, Zoning Board of Appeals

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: 012-14**

**Applicant**

Venezia Associates  
5120 Laura Lane  
Canandaigua, NY 14424

**Owner**

Philip & Amanda  
Goliber  
3413 Poplar Beach Road  
Canandaigua, NY 14424

**Project Type**

Tear down,  
rebuild single-  
family  
dwelling

**Project Location**

3414 Poplar Beach  
Road

**Tax Map #**

98.15-1-7.100

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**SEQR:**

Type I     Type II

Variance/Interpretation Requested: Shall the applicant be granted an area variance to tear down and rebuild a single family dwelling with a left side setback of 4' when 12 feet is required? Applicant is requesting an 8' variance to the left side setback in the RLD zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:

See attached resolution(s)

**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_

Date: \_\_\_\_\_

Chairperson, Zoning Board of Appeals

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Phone (585) 394-1120

Canandaigua, NY 14424  
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## Zoning Board of Appeals Decision Notification

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**Public Hearing Opened:**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: 012-14**

**Applicant**

Venezia Associates  
5120 Laura Lane  
Canandaigua, NY 14424

**Owner**

Philip & Amanda  
Goliber  
3413 Poplar Beach Road  
Canandaigua, NY 14424

**Project Type**

Tear down,  
rebuild single-  
family  
dwelling

**Project Location**

3414 Poplar Beach  
Road

**Tax Map #**

98.15-1-7.100

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**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**SEQR:**

Type I     Type II

Variance/Interpretation Requested: Shall the applicant be granted an area variance to tear down and rebuild a single family dwelling with a right side setback of 10.1' when 12 feet is required? Applicant is requesting an 1.9' variance to the right side setback in the RLD zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:

See attached resolution(s)

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**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_

Date: \_\_\_\_\_

Chairperson, Zoning Board of Appeals

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: 012-14**

**Applicant**

Venezia Associates  
5120 Laura Lane  
Canandaigua, NY 14424

**Owner**

Philip & Amanda  
Goliber  
3413 Poplar Beach Road  
Canandaigua, NY 14424

**Project Type**

Tear down,  
rebuild single-  
family  
dwelling

**Project Location**

3414 Poplar Beach  
Road

**Tax Map #**

98.15-1-7.100

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**Variance/Interpretation Requested:** Shall the applicant be granted an area variance to tear down and rebuild a single family dwelling with a 24.4% building coverage when only 15% is allowed? Applicant is requesting a 9.4% variance in the RLD zoning district.

**SEQR:**

Type I     Type II

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:

See attached resolution(s)

**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_

Chairperson, Zoning Board of Appeals

Date: \_\_\_\_\_

# Town of Canandaigua

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: 012-14**

**Applicant**

Venezia Associates  
5120 Laura Lane  
Canandaigua, NY 14424

**Owner**

Philip & Amanda  
Goliber  
3413 Poplar Beach Road  
Canandaigua, NY 14424

**Project Type**

Tear down,  
rebuild single-  
family  
dwelling

**Project Location**

3414 Poplar Beach  
Road

**Tax Map #**

98.15-1-7.100

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**SEQR:**

Type I     Type II

**Variance/Interpretation Requested:** Shall the applicant be granted an area variance to tear down and rebuild a single family dwelling with setback to the mean high water mark of Canandaigua Lake of 43' when 60' is required? Applicant is requesting a 17' area variance in the RLD zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:

See attached resolution(s)

**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
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| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
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**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_

Date: \_\_\_\_\_

Chairperson, Zoning Board of Appeals

# Town of Canandaigua

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Fax (585) 394-9476

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## Zoning Board of Appeals Decision Notification

---

**Public Hearing Opened:1/21/2014**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: \*108-13**

**Applicant**

Bayer Landscape  
Architecture  
19 North Main Street  
Honeoye Falls, NY 14472

**Owner**

Schottland Chosen Spot  
LLC  
777 Driving Park  
Avenue  
Rochester, NY 14613

**Project Type**

Construct  
single-family  
dwelling

**Project Location**

4710 County Road 16

**Tax Map #**

140.11-1-37.100

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**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**SEQR:**

Type I     Type II

Variance/Interpretation Requested: Shall the applicant be granted an area variance to tear down and rebuild a single family dwelling with a height of 38.2' when only 35' is allowed? Applicant is requesting a 3.2' height variance in the RR-3 zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:  
 See attached resolution(s)

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**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_  
Chairperson, Zoning Board of Appeals

Date: \_\_\_\_\_

# Town of Canandaigua

5440 Routes 5 & 20 West  
Phone (585) 394-1120

Canandaigua, NY 14424  
Fax (585) 394-9476

## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:1/21/2014**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: \*108-13**

**Applicant**

Bayer Landscape  
Architecture  
19 North Main Street  
Honeoye Falls, NY 14472

**Owner**

Schottland Chosen Spot  
LLC  
777 Driving Park  
Avenue  
Rochester, NY 14613

**Project Type**

Construct  
single-family  
dwelling

**Project Location**

4710 County Road 16

**Tax Map #**

140.11-1-37.100

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to tear down and rebuild a single family dwelling with a setback to the bed of a stream that carries water more than six months out of the year of 52' when 100' is required? Applicant is requesting a 48' use variance in the RR-3 zoning district.

**SEQR:**

Type I     Type II

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:

See attached resolution(s)

**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_

Chairperson, Zoning Board of Appeals

Date: \_\_\_\_\_

# Town of Canandaigua

5440 Routes 5 & 20 West  
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Canandaigua, NY 14424  
Fax (585) 394-9476

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## Zoning Board of Appeals Decision Notification

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**Public Hearing Opened:**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: \*109-13**

| <b><u>Applicant</u></b>  | <b><u>Owner</u></b>   | <b><u>Project Type</u></b>                             | <b><u>Project Location</u></b> | <b><u>Tax Map #</u></b> |
|--|---|--|--------------------------------|-------------------------|
| Venezia Associates<br>5120 Laura Lane<br>Canandaigua, NY 14424 | Randy Farnsworth<br>2350 NYS Route 332<br>Canandaigua, NY 14424 | Construct car<br>dealership<br>(Randall<br>Farnsworth) | 2350 NYS Route 332             | 70.06-1-63.100          |

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**TYPE OF APPLICATION:**

**SEQR:**

Area Variance     Use Variance     Interpretation     Rehearing     Type I     Type II

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a car dealership (Farnsworth Chevrolet) with a setback to the road right-of-way to Thomas Road of 8.7 feet when 100' are required? Applicant is requesting a 91.3' area variance in the CC zoning district.

Unlisted  
 See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:  
 See attached resolution(s)

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**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_  
Chairperson, Zoning Board of Appeals

Date: \_\_\_\_\_

# Town of Canandaigua

5440 Routes 5 & 20 West  
Phone (585) 394-1120

Canandaigua, NY 14424  
Fax (585) 394-9476

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## Zoning Board of Appeals Decision Notification

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**Public Hearing Opened:**

**Meeting Date: 2/18/2014**

**Public Hearing Closed:**

**Project: \*089-13**

| <b><u>Applicant</u></b>   | <b><u>Owner</u></b>   | <b><u>Project Type</u></b>                | <b><u>Project Location</u></b> | <b><u>Tax Map #</u></b> |
|---|---|---|--------------------------------|-------------------------|
| Joel & Kathy Hochman<br>4411 Chosen Spot Drive<br>Canandaigua, NY 14424 | Joel & Kathy Hochman<br>4411 Chosen Spot Drive<br>Canandaigua, NY 14424 | Interpretation<br>of ZLD dated<br>10/7/13 | 4417 County Road 16            | 126.16-2-3.300          |

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**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**SEQR:**

Type I     Type II

**Variance/Interpretation Requested:** Does the Zoning Board of Appeals uphold the decision of the Zoning Officer dated 10/7/13?

Unlisted

See Attached resolution(s)

Negative Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to:

Positive Declaration Date:

See attached resolution(s)

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**VOTING:**

|                  |                              |                              |                                    |
|------------------|------------------------------|------------------------------|------------------------------------|
| Terence Robinson | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Rick Szkapi      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Gary Davis       | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Graham Smith     | <input type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_

Date: \_\_\_\_\_

Chairperson, Zoning Board of Appeals