

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: February 21, 2017

Meeting Date: March 21, 2017

Public Hearing Closed: March 21, 2017

Project: CPN-073-16

Applicant

Timothy & Logan Kneut
2555 Cooley Road
Canandaigua

Owner

Same

Project

Type
Pre-existing,
non-
conformity;
subdivision

Project Location

2555 Cooley Road

Tax Map #

69.00-1-36.000

TYPE OF APPLICATION:

- ☒ Area Variance ☐ Use Variance ☐ Interpretation
☐ Rehearing

SEQR:

- ☐ Type I ☒ Type II
☐ Unlisted
☐ See Attached resolution(s)

Variance/Interpretation Requested: Shall the applicant be granted an area variance for a pre-existing non-conforming accessory structure with a 15.4' side setback when 20' is required. Applicant is requesting a 4.6' area variance in the AR-2 zoning district?

Negative Declaration Date:

Positive Declaration Date:

APPLICANT REQUEST:

- ☒ Granted ☐ Denied ☐ Continued to:
☐ See attached resolution(s)

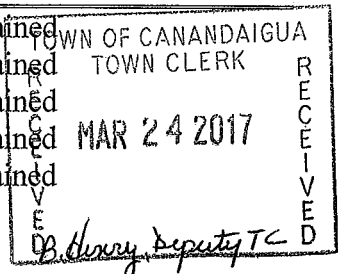
VOTING:

Chip Sahler
Kelly LaVoie
Bob Hilliard
Dave Emery
John Casey

☒ AYE
☐ AYE
☒ AYE
☐ AYE
☒ AYE

☐ NAY
☒ NAY
☐ NAY
☒ NAY
☐ NAY

☐ Abstained
☐ Abstained
☐ Abstained
☐ Abstained
☐ Abstained



REASONS/CONDITIONS:

The benefit to the applicant outweighs the detriment to the neighborhood, therefore the variance is granted. The Board's decision is based on information received October 24, 2016, October 31, 2016, and January 17, 2017 as well as facts presented during the Public Hearing. Granting this variance is in keeping with the character of the neighborhood. Granting this variance will not have an adverse effect on the property or neighborhood. This variance will not increase the degree of non-conformity.

Certified By:
Vice Chairman, Zoning Board of Appeals

Date: 3/27/17

Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 / Fax (585) 394-9476

Canandaigua Zoning Board of Appeals Resolution

SEQR Resolution Determination of Significance – TYPE II Action

FILE # CPN-073-16

APPLICANT: TIMOTHY & LOGAN KNEUT,
2555 COOLEY ROAD

WHEREAS, The Town of Canandaigua Zoning Board of Appeals, hereinafter referred to as ZBA, has determined the above referenced Action to be a Type II under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations;

NOW, THEREFORE, BE IT RESOLVED that the ZBA in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by Vice Chairman Sahler and seconded by Dave Emery at a regularly scheduled meeting of the ZBA held on Tuesday, March 21, 2017. Following discussion therein, the following roll call vote was taken and recorded:

<u>VOTING:</u>	Chip Sahler	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
	Kelly LaVoie	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
	Bob Hilliard	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
	Dave Emery	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
	John Casey	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

I, Cheryl Berry, Secretary of the ZBA, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the Minutes of the Canandaigua ZBA for the March 21, 2017 meeting.

Cheryl Berry
Cheryl Berry, Secretary of the ZBA

