

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

Phone: (585) 394-1120 / Fax: (585) 394-9476

R E C E I V E D	TOWN OF CANANDAIGUA DEVELOPMENT OFFICE	F O R R E V I E W
	FEB 10 2017	

CPN # 015-17

ZONING BOARD OF APPEALS APPLICATION

FOR: ☒ AREA VARIANCE ☐ USE VARIANCE ☐ INTERPRETATION

Permission for on-site inspection for those reviewing application: ☒ Yes ☐ No

1. Name and address of the property owner: Domenico Vaccaro
5871 Pittsford-Palmyra Rd, Pittsford 14534
Telephone Number of property owner: see Venezia #'s
Fax # _____ E-Mail Address: _____

If you provide your e-mail address, this will be the primary way we contact you

2. Name and Address of Applicant if not the property owner: Venezia + assoc's
5120 Laura Ln Canandaigua 14424
Telephone Number of Applicant: 585-396-3267 cell 314-6313
Fax # n/a E-Mail Address: rocco@veneziasurvey.com

If you provide your e-mail address, this will be the primary way we contact you

3. Subject Property Address: 6201 Co Rd 30
Nearest Road Intersection: McCann Rd
Tax Map Number: 69.00-1-52.1 Zoning District: AR-2

4. Is the subject property within 500' of a State or County Road or Town Boundary? (If yes, the Town may be required to refer your application to the Ontario County Planning Board.)

Please circle one:

YES

NO

5. Is the subject property within 500' of an Agricultural District? (If yes, an Agricultural Data Statement must be completed and submitted with this application – for use variance applications only.)

Please circle one:

YES

NO

(Continued on back)

6. What is your proposed new project and the variance(s) or interpretation requested?

Proposed 2 Ac. Lot w/ improvements to be subdivided
will require a front set back variance of 46.4' feet
when 60' is code

7. Have the necessary building permit applications been included with this form? If not, please verify with the Development Office which forms are required to be submitted.

8. With your completed application for an Area Variance, attach a tape map/survey/site plan, elevation of the proposed structure, and other documentation necessary describing the requested variance(s) illustrating why it is practically difficult for you to conform to the Zoning Law.

All maps, surveys, or site plans shall accurately depict the property including all existing and proposed structures, setbacks, and dimensions. *All dimensions must be precise.*

9. With your completed application for a Use Variance, attach a current survey map/site plan of the subject parcel with a detailed description of the proposed use, a statement as to why you feel this use variance is necessary, and a completed Environmental Assessment Form.
10. With your completed application for an Interpretation, attach a current survey map/site plan of the subject parcel with a detailed description of the proposed use, a statement as to why you are appealing the zoning law determination, and a copy of the zoning law determination of which said appeal is requested.
11. If the variance requested is related to signs, attach a Sign Detail Sheet, a site plan, and colored renderings of the proposed signage, and any other documentation required in Article IX (Sign Regulations) of the Town of Canandaigua Zoning Law.

I have examined this application and declare that it is true, correct, and complete. I understand that my application and all supporting documentation will be examined by the Zoning Board of Appeals as an integral component of deliberations.

I hereby grant my designee permission to represent me during the application process.

* 
(Signature of Property Owner)

2/11/17
(Date)

6. What is your proposed new project and the variance(s) or interpretation requested?

Proposed 2 Ac. Lot w/ improvements to be subdivided
will require a front setback variance of 46.4 feet
when 60' is code Variance needed is 14'4"-

7. Have the necessary building permit applications been included with this form? If not, please verify with the Development Office which forms are required to be submitted.
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*

(Signature of Property Owner)

(Date)

House built 1930

TESTS FOR GRANTING AREA VARIANCES

BE VERY SPECIFIC WHEN ANSWERING THESE QUESTIONS

TOWN OF CANANDAIGUA DEVELOPMENT OFFICE		FOR REVIEW
RECEIVED	FEB 10 2017	

"Area variance" shall mean the authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
(Town Law Section 267, subsection 1.(b)).

In deciding whether to grant an area variance, the Zoning Board of Appeals takes into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the neighborhood or community. (Town Law Section 267-b, subsection 3.(b)).

To enable the Zoning Board of Appeals to grant an area variance, the applicant must present substantial evidence concerning the following topics by providing supporting evidence for each. Attach additional sheets if necessary.

- (1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

There will be no undesirable change of character or detriment to nearby properties by granting the variance

- (2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

There is no other method to pursue. The front setback variance is needed to establish the proposed 2 Acre parcel

- (3) Whether the requested area variance is substantial.

The requested variance is NOT substantial

- (4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The proposed variance will have no adverse effect or impact on the physical or environmental conditions in the neighborhood

- (5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of the area variance.

The alleged difficulty is NOT self created. The existing house on the proposed 2 Acre lot was built in 1930