

April 11, 2018

Town of Canandaigua Development Office
5440 RT 5 and 20 West
Canandaigua, NY 14424

RE: Application for 2020 sq Ft of Dock at Canandaigua Country Club, 3280 Fallbrook Park
TAX MAP 98.00-1-39.11

Attn: Chris Jensen

Per our recent discussion, we are amending the original application for the Canandaigua Country Club, dated January 11, 2018 to reflect the consolidation of 5 separate docking systems into one docking system per the Survey Map as prepared by Venezia and Associates on January 4th 2018. The single docking system will be 2020 Sq Ft as detailed on the plan.

Further, as a result of the April 5, 2018 "Permit Denial - Zoning Law Determination", we are respectfully submitting an appeal to the Zoning Board of Appeals to approve the plan as proposed in the January 11th request.

Please let us know if you have any questions or concerns.



Alan Lupton
Canandaigua Country Club Board of Directors

cc: Bob Sheridan, President CCC Board of Directors

Town of Canandaigua

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

CPN #: _____

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: CANANDAIGUA COUNTRY CLUB
3280 FALLBROOK PARK

Telephone Number of property owner: 585 739 3015 ~ ALAN LUPTON MOBILE

Fax # _____ E-Mail Address: ALUPTON@LUPTONS.COM

****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: ALAN LUPTON
343 N. MAIN ST CANANDAIGUA NY 14424

Telephone Number of Applicant: 585 739 3015

Fax # _____ E-Mail Address: ALUPTON@LUPTONS.COM

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

3. Subject Property Address: 3280 FALLBROOK PARK

Nearest Road Intersection: _____

Tax Map Number: 98.00-1-39.111 Zoning District: CC

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?

CONSOLIDATION OF 8 DOCKS INTO ONE, TO CREATE
195 FT LONG DOCK @ 2020 TOTAL SQ FT
PER THE SITE PLAN SUBMITTED ON JANUARY 11TH, 2018

7. 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.*

8. 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.
9. 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.
10. 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.

Property Owner is responsible for any consultant fees*
(Town Engineer, Town Attorney, etc.) incurred during the application process.
****See Town Clerk for current Fee Schedule***

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.


CANANDAIGUA COUNTY
(Signature of Property Owner) CLUB, BOD

4/11/18
(Date)

INTERPRETATION NARATIVE

BE VERY SPECIFIC IN YOUR NARATIVE

"Interpretation" shall mean the authorization by the Zoning Board of Appeals to overturn the enforcement officer's determination for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.

To enable the Zoning Board of Appeals to overturn the Zoning Officer's determination, the applicant must present substantial evidence why the determination should be overturned.

CANANDAIGUA COUNTRY CLUB HAS 506.5 FEET OF LINEAL SHORELINE. WITH ALMOST 800 MEMBERS THAT LIVE ON AND AROUND CANANDAIGUA LAKE, WE ARE TRYING TO CREATE SAFE ACCESS FOR OUR MEMBERSHIP TO ENJOY THE CLUB. WE ARE NOT LEASING SLIPS OR HAVING ANY LONG TERM USE/RENTAL. IT IS STRICTLY FOR DAILY ACCESS.

BY CONSOLIDATING FIVE DOCKS INTO ONE, WE ARE REDUCING THE OVERALL IMPACT, IMPROVING THE SAFETY/ACCESS, REDUCING THE FOOTPRINT BY OVER 40% AND IN NO WAY ESTABLISHING A PRECEDENT THAT MAY BE DETRIMENTAL TO THE LAKE, OUR NEIGHBORS OR OUR MEMBERS. AS THE AREA IS VERY SHALLOW, WE HAVE CHOSEN THE DEEPEST LOCATION WITH THE BEST ACCESS