

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

Zoning Board of Appeals

Wednesday, January 25, 2023, 6:00 p.m.

Rev. 2/26/2023

Notice of the format of the meeting, the agenda, and the video conference identification number were posted upon the Town website and in the Town's Newspaper of record.

MEETING MINUTES

MEETING CALLED BY: **Chip Sahler**

BOARD MEMBERS: **David Emery, Kelly LaVoie (R), Shannon Chevier**

ALTERNATE MEMBER:

SECRETARY: **Kimberly Burkard**

STAFF MEMBERS: **Shawna Bonshak, Town Planner Michael Warner, Zoning Officer**

Guests in attendance:

Catherine (R)	Erin Joyce (R)	Jamie Alexander (R)	Chuck Oyler (R)
Rick Nelson (R)	John Alvermann	Logan Rockcastle	

R=Remote Attendance

PLEDGE OF ALLEGIANCE

Mr. Sahler opened the meeting at 6:01pm.

MOMENT OF SILENCE

ZOOM MEETING PROCEDURE

CONTINUED PUBLIC HEARINGS:

CPN-22-064 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Marc C. and Tina M. Zagara, 7403 Meadowbrook Lane, Spring Hill, Florida 34606; owners of property at 3326 Fallbook Park.

TM #93.11-1-13.000

Proposed additions do not meet the zoning schedule requirements for the RLD District; 5.5-foot side setback when 8 feet is required (*2.5-foot setback variance needed*), 33.7 percent building coverage when 25% is maximum (*8.7% building coverage variance needed*), 63.3 % lot coverage when 40% is maximum (*23.3 % lot coverage variance needed*). Continued to February 21, 2023.

Discussion:

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: October 18, 2022
Public Hearing Closed:

Meeting Date: January 25, 2023
Project: CPN-22-064

<u>Applicant</u>	<u>Owner</u>	<u>Project Type</u>	<u>Project Location</u>	<u>Tax Map #</u>
Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424	Marc C. and Tina M. Zagara, 7403 Meadowbrook Lane, Spring Hill, Florida 34606	Side Setback, Building Coverage, Lot Coverage	3326 Fallbook Park, Canandaigua, NY	93.11-1-13.000

Type of Application

- ☒ Area Variance
☐ Interpretation
☐ Use Variance
☐ Rehearing

SEQR

- ☐ Type I
☒ Type II
☐ Unlisted
☐ See Attached Resolution(s)
Neg Dec Date:
Pos Dec Date:

Variance/Interpretation Requested

Proposed additions do not meet the zoning schedule requirements for the RLD District. Applicant is requesting: A.) 5.5-foot side setback when 8 feet is required (*2.5-foot setback variance needed*), B.) 33.7 percent building coverage when 25% is maximum (*8.7% building coverage variance needed*), C.) 63.3 % lot coverage when 40% is maximum (*23.3 % lot coverage variance needed*). Continued from February 21, 2023.

- A.) Shall the applicant be granted a 2.5' side setback variance?
B.) Shall the applicant be granted a 8.7% building coverage variance?
C.) Shall the applicant be granted a 23.3% lot coverage variance?

Applicant Request

- ☐ Granted
☐ Denied
☒ Continued to: February 21, 2023
☐ See attached resolution(s)

A. Voting:

Shannon Chevier	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Bob Hilliard	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
David Emery	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Kelly LaVoie	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Chip Sahler (Chair)	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

B. Voting:

Shannon Chevier	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Bob Hilliard	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
David Emery	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Kelly LaVoie	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Chip Sahler (Chair)	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

C. Voting:

Shannon Chevier	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Bob Hilliard	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
David Emery	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Kelly LaVoie	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Chip Sahler (Chair)	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

Reasons**Conditions**

Certified By: _____

Date: _____