

Town of Canandaigua

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ZONING BOARD OF APPEALS DECISION NOTIFICATION

Public Hearing Opened: May 19, 2020
Public Hearing Closed: May 19, 2020

Meeting Date: May 19, 2020
Project: CPN-19-029

Applicant	Owner	Project Type	Project Location	Tax Map #
Venezia Associates, 5120 Laura Lane, Canandaigua	Richard & Kimberly Gray, 11 Split Rock Road, Pittsford	Area variance for front setback	4959 Island View Drive	98.09-1-15.000

Type of Application

☒ Area Variance ☐ Use Variance
☐ Interpretation ☐ Rehearing

SEQR

☐ Type I
☐ Type II
☐ Unlisted
☐ See Attached Resolution(s)

Variance/Interpretation Requested

Applicant is requesting an Area Variance for 10.8 ft. front setback when 50 ft. is required. Shall the applicant be granted a 39.2 ft. front setback area variance?

Neg Dec Date:
Pos Dec Date:

Applicant Request

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

Voting:

John Casey (Alternate)	<input 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
David Emery	<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
Chip Sahler (Vice Chair)	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Terence Robinson (Chair)	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

Reasons

The Board's decision is based on facts presented during the Public Hearing at the May 19, 2020 meeting as well as information received on April 8, 2020 and April 21, 2020. The Board has considered the unique character of the lot. The application will not have an adverse effect on the neighborhood. Neighboring parcels are similar. Northward shift of line will increase distance between home to the south.

Conditions

1. The variance granted is specific to the plan presented to the Zoning Board of Appeals dated April 21, 2020. Any change in plans, shall invalidate the variance.
2. The variance is conditioned on building permits being issued within one (1) year of the date the variance is granted. Failure to obtain building permits within one (1) year shall invalidate the variance.

Certified By:

Terence Robinson

Chairperson of the Zoning Board of Appeals

Date: May 29, 2020