

Eric Cooper

From: Eric Cooper <zoninginspector@townofcanandaigua.org>
Sent: Thursday, July 2, 2020 10:18 AM
To: 'Connor Dixon-Schwabl'; 'Anthony Venezia'
Cc: 'Eric Cooper'; mrowlinson@townofcanandaigua.org
Subject: RE: Application for New Home

Connor,

Anthony did call me yesterday after I sent that email. At the risk of repeating what he may have already told you, I'll try to clarify below.

In my determination of how the project complies with zoning, I noted that the project would require a use variance for two dwellings on the parcel. The issue largely relates to the pool house.

In this zoning district, One Single Family Dwelling or One Single-Family Dwelling with accessory apartment are allowable uses. Essentially a dwelling or dwelling unit is a habitable building with facilities for sanitation, sleeping, cooking, living, and intended to be used for living facilities for a person. And because the 2nd proposed dwelling unit (pool building) is not contained within the principle dwelling it cannot be considered an accessory apartment.

So, since what is proposed is not an allowable use, it would require a Use Variance to proceed. Use Variances place a high burden on applicants. There are a number of elements to be provided and *each* must fall in your favor. A little information here: https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf

What the Town needs to proceed is the application and materials for a Use Variance, or a change to the proposed development to eliminate the need for such a variance.

Please feel free to give me a call if this is unclear – surely its filled with a lot of jargon – or if you want to discuss.

If I don't hear from you, I hope you have an excellent Fourth of July.

Best,

Eric A. Cooper

Planner

Town of Canandaigua

ecooper@townofcanandaigua.org

585-394-1120 x2254

From: Connor Dixon-Schwabl <connor@dixonschwabl.com>
Sent: Thursday, July 2, 2020 8:11 AM
To: Eric Cooper <zoninginspector@townofcanandaigua.org>; 'Anthony Venezia' <anthony@veneziasurvey.com>
Cc: Eric Cooper <ecooper@townofcanandaigua.org>; mrowlinson@townofcanandaigua.org
Subject: RE: Application for New Home

Jumping in here. Are we waiting on something from us? I apologize if I missed an email or action item.

Happy 4th!

Connor

From: Eric Cooper <zoninginspector@townofcanandaigua.org>
Sent: Wednesday, July 1, 2020 3:50 PM
To: 'Anthony Venezia' <anthony@veneziasurvey.com>; Connor Dixon-Schwabl <connor@dixonschwabl.com>
Cc: Eric Cooper <ecooper@townofcanandaigua.org>; mrowlinson@townofcanandaigua.org
Subject: Application for New Home

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Anthony and Connor,

Can you please update me on this application? I will need to know how you wish to proceed by Thursday, 7/2, in order to make the agendas.

Eric A. Cooper

Planner

Town of Canandaigua

ecooper@townofcanandaigua.org

585-394-1120 x2254

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