

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: Connor + Chelsea Dixon-Schwabl
63 Winstead Rd, Rochester 14609
Telephone Number of property owner: 585-704-9947 (cell)
Fax # _____ E-Mail Address: Connor@dixonschwabl.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: Venezia + ASSOCS
336 N. Main St, Cdoa 14424
Telephone Number of Applicant: 585-396-3267 cell 314-6313
Fax # n/a E-Mail Address: anthony@veneziasurvey.com

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

3. Subject Property Address: 4 Lake Hill Drive
Nearest Road Intersection: Emerald Hill Circle
Tax Map Number: 126.00 -1-59.111 Zoning District: SCR-1

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)

Project: **Dixon-Schwabl Residence**

Location: 0000 Lakehill Drive, Canandaigua, NY 14424

Date: July 8, 2020

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.*

No, an undesirable change will not be produced in the character of the neighborhood as this house will be set on a close to 80 acre site surrounded by trees. There are no houses, buildings, driveways or roads that will be able to see the proposed residence and pool house. The development of this property will not cause any detriments to its neighbors or other nearby properties.

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.*

No, we would not be able to achieve the sought after development by any other means. The design of this residence sits seamlessly with the land and its existing topography as to create a union between the two. By doing this we created a low linear style homestead that allows the clients to enjoy all the assets of their property. This linear style home places the pool as more of a destination area and for ease of use and safety with children we feel that it is important to have a bathroom facility within close proximity.

3. *Whether the requested area variance is substantial.*

No, the area variances we are requesting are not substantial for this specific piece of property. This single family home will sit on almost 80 acres of land with no other development. It will not be able to be seen by neighbors.

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

No, we do not feel that the proposed development plan will have any adverse effect on the physical or environment conditions in the neighborhood. We designed the home and surrounding property to seamlessly tie into the existing site conditions and are planning the property development according to best building practices and energy efficient standards. The pool house will tie into the overall design of the home and be connected by a patio, low lying retaining wall and landscaping. The two buildings will sit together in harmony on the site.

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.*

No, these difficulties were not self created.

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

Connect sewer into proposed pool house

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)



(Date)

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

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

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

Please note that the **Property Owner** is responsible for all consultant fees during the review of this application including legal, engineering, or other outside consultants. Applications submitted to the Town of Canandaigua Planning Board will normally receive chargeback fees of at least five hours to ten hours for planning services including intake, project review, resolution preparation, SEQR, and findings of fact. PLEASE NOTE that the number of hours will be SIGNIFICANTLY INCREASED due to incomplete applications, plans lacking detail, or repeated continuations. Subdivision applications and larger commercial or industrial projects traditionally require more hours of engineering, legal, and other consultant review and preparation and will incur higher costs. Applications for new construction may be referred to the Town Engineer for engineering review which may include at least an additional eight to twelve hours of review time. The **Property Owner** will also be responsible for legal fees for applications submitted to the Town of Canandaigua Planning Board, Zoning Board of Appeals, or the Town of Canandaigua Development Office. Fees for engineering and legal expenses traditionally range between one hundred and one hundred fifty dollars per hour. A copy of the Town's annual fee schedule is available upon request from the Development Office or the Town Clerk's Office. The **Property Owner's** signature below indicates that the **Property Owner** understands that the **Property Owner** will be responsible for all outside consultant fees incurred as a result of the submitted application, and consents to these charges. Additionally projects approved by the Town of Canandaigua Planning Board may be required to pay a parks and recreation fee as established by the Town Board (currently \$ 1,000 per unit) if required as part of the conditions of approval.



(property owner)

(property owner)

Town of Canandaigua

5440 Routes 5 & 20 West

Canandaigua, NY 14424

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

CPN #: _____

Sketch Plan Checklist

Applicant: Veneria + assoc
Project Address: 0 Lake Hill Drive
Tax Map #: 126.00 - 1 - 59.111 Zoning District: SCR-1
Project Description Narrative: Connect sewer into proposed pool house

Sketch Plan Checklist – Chapter 220 §220-66 (Not required for any property in a major subdivision)	Shown on Plan by Applicant	Initial PRC Review	PRC Follow Up Review
A. The sketch plan shall be clearly designated as such and shall identify all existing and proposed:			
1) Zoning classification and required setbacks.	✓		
2) Lot lines.	✓		
3) Land features including environmentally sensitive features identified on the NRI. (woods, streams, steep slopes, wetlands)	✓		
4) Land use(s). (residential, agricultural, commercial, or industrial)	✓		
5) Utilities. (i.e. location of electric, gas, well, septic, sewer, cable)*	✓		
6) Development including buildings, pavement and other improvements including setbacks.	✓		
7) Location and nature of all existing easements, deed restrictions and other encumbrances.	n/a		
B. Sketch plans shall be drawn to scale.			
C. It is the responsibility of the applicant to provide a sketch plan that depicts a reasoned and viable proposal for development of the lot.			

I have reviewed my submitted application and drawings against the above noted criteria and hereby certify that the submitted application matches this check list.

Ale.
Signature of Applicant / Representative

7/8/20
Date

*May be obtained from UFPO – dial 811 for assistance.

Town of Canandaigua

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

AGRICULTURAL DATA STATEMENT

CPN #: _____

In accordance with NYS Town Law § 283-a, the Town of Canandaigua will use the following information to evaluate possible impacts that would occur on property within an agricultural district containing a farm operation or on property with boundaries within 500 feet of a farm operation.

- A. Name and Address of Property Owner: Connor + Chelsea Dixon-Schwabe
63 Winstead Rd Rochester 14609
- B. Name and Address of Applicant: Venezia + assoc
336 N. Main St, Cdga 14424
- C. Description of the proposed project: Connect sewer into proposed
pool house
- D. Project Location: # Lake Hill Drive
- E. Tax Map #: 126.00 - 1-59.11
- F. Is any portion of the subject property currently being farmed? ☐ Yes ☒ No
- G. List the name and address of any land owner within the agricultural district that the land contains farm operations and is located within 500 feet of the boundary of the property upon which the project is proposed.
- | Name / Address |
|---|
| 1. <u>Wyffels Farm LLC 4065 M. Cheshire, Cdga</u> |
| 2. _____ |
| 3. _____ |
- H. Attach a tax map or other map showing the site of the proposed project relative to the location of farm operations identified in this Agricultural Data Statement.

FOR TOWN USE ONLY

Circle Type of Application:

Special Use Permit

Site Plan Approval

Subdivision

Use Variance

Circle Review Authority:

Zoning Board of Appeals

Planning Board

Town Board

Notice Provision:

Date when written notice of the application described in Part I was provided to the land owners identified in the Agricultural Data Statement.

Date referral sent to the Ontario County Planning Department:

Name of Official Completing Form

Date