

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

NEW PUBLIC HEARINGS:

CPN-22-087 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing John and Kelly Alvermann, owners of property at 3473 Lakeview Lane. TM #98.13-1-20.000.

Requesting area variances for an addition to an existing residence: Front setback of 18.75 feet (*31.25 feet proposed when 50 feet is required*), building coverage of 12.6 percent (*37.6 percent proposed when 25 percent is maximum*), lot coverage of 17.4 percent (*57.4 percent proposed when 40 percent is maximum*).

Discussion:

Erin Joyce of Joyce Consulting Group presented to the Board. Jamie Alexander of Wolfe Architecture also present. Existing is a single family house with a detached garage. Renovate residence and attach

garage. Also reconfiguration of existing driveway and stormwater improvements. Variance requested: front yard setback of garage from Lake View Lane, 31.25' (when 50' required). Second and third variances requested: asking for 37.6% building coverage and 57.4% lot coverage.

Jamie Alexander shared that existing detached garage is 320 sq ft. and proposed attached garage is 780 sq ft. Stairway also added to access room above new garage.

Mr. Sahler asked if applicants are aware of other variances requested in this area because the variances they are asking for are substantial. Ms. Alexander was not aware of any. Ms. Joyce is not aware of any but could seek that information. Discussion between Board members about possible variances in the area. Oncor referenced.

Mr. Alvermann noted HOA open area across Lake View Lane. He said he owns 1/13th of the area and it is about 1/3 of an acre. He suggested that should be considered in calculations. Ms. Bonshak said that this is a common space that is shared. Mr. Sahler asked Mr. Alvermann if that is noted on his deed. Mr. Alvermann said it was part of the HOA. Discussion about neighboring parcel and possible variances.

Ms. Joyce said that existing lot coverage is 44.1% and building coverage is 27.8%. This is a pre-existing non-conformity and the variances would increase nonconformity.

Mr. Sahler asked if the applicant would consider reducing other lot coverage. Ms. Joyce said that the walk is minimal but the applicant could look at a permeable surface for that and the driveway.

Mr. Alvermann said that his house and the neighboring property was owned by the same person. That person installed a drainage system. Ms. Joyce said that there is no storm water mitigation onsite but they will add some with this project. Proposed mitigation will also capture driveway runoff.

Mr. Emery questioned applicability of HOA space to be included in calculations. Ms. Bonshak said it is not included. Mr. Alvermann said a neighbor used it in their calculations.

Ms. LaVoie is looking for information on other variances in the neighborhood. Mr. Sahler suggested the applicant look for that information. Ms. Joyce said that they can look for that information.

Ms. Chevier made a motion to continue the hearing and it was seconded by Mr. Emery. Voice vote carried. Hearing continued to February 21, 2023.

Town of Canandaigua

5440 Routes 5 & 20 West
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ZONING BOARD OF APPEALS DECISION NOTIFICATION

Public Hearing Opened: January 25, 2023
Public Hearing Closed:

Meeting Date: January 25, 2023
Project: CPN-22-087

Applicant

Venezia &
Associates, 5120

Owner

John & Kelly
Alvermann,

Project Type

Front Setback,
building

Project

Location

Tax Map #

98.13-1-20.000

Laura Lane
Canandaigua,
N.Y. 14424

3473 Lakeview
Lane,
Canandaigua,
N.Y. 14424

coverage, lot
coverage

3473 Lakeview
Lane,
Canandaigua,
NY 14424

Type of Application

- ☒ Area Variance ☐ Use Variance
☐ Interpretation ☐ Rehearing

SEQR

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

Variance/Interpretation Requested

Requesting area variances for an addition to an existing residence: Front setback of 18.75 feet (*31.25 feet proposed when 50 feet is required*), building coverage of 12.6 percent (*37.6 percent proposed when 25 percent is maximum*), lot coverage of 17.4 percent (*57.4 percent proposed when 40 percent is maximum*).

- A.) Shall the applicant be granted a 18.75' front setback variance?**
B.) Shall the applicant be granted a 12.6% building coverage variance?
C.) Shall the applicant be granted a 17.4% 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: _____

DRAFT