2013 Planning / Zoning Application

Project Number

073-13

Date Received

8/15/2013

App Type

Area Variance

Project Address

5265 Menteth Drive

Zone

RLD

Tax Map #:

140.11-1-25.000

Tax Map #2:

<u>Applicant</u>

Jon Shick for Joel Reiser & Nancy Hyman

248 East Avenue

Rochester, NY 14604

Telephone:

(585) 454-5101

Fax:

(585) 454-5101

E-mail

jon@jonschick.com

Contact

Jon Schick

Telephone:

(585) 454-5101

Fax: (585) 454-5101

E-mail

jon@jonschick.com

Owner

Joel Reiser & Nancy Hyman

6 Windham Circle

Mendon, NY 14506



Project

Tear down and rebuild detached garage

Description:

Project Status:

Pending 9/17 ZBA meeting

▼ Fee Paid

✓ Rcvd Sign

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

Zoning Board of Appeals Decision Notification

Public Hearing Open	ed: 11/19/2013	<u> </u>	Meeting Date:	11/19/ 2 01	13		
Public Hearing Closed: 11/19/2013			Project: 073-13				
Applicant Jon Shick 248 East Avenue Rochester, NY 14604	Owner Joel Reiser & Hyman 6 Windham O Mendon, NY	Nancy T a Circle d	Project Type Tear down and rebuild detached garage	<u>Project l</u> 5265 Me	Location nteth Drive	<u>Tax Map #</u> 140.11-1-25.000	
TYPE OF APPLICATION	N:				SEQR:		
🗷 Area Variance	☐ Use Variance	☐ Interpretati	ion □Rehe	aring 1	Type I	▼ Type II	
<u>Variance/Interpretation Requested:</u> Shall the applicant be granted an area variance to tear down and rebuild an accessory building (detached garage) with					Unlisted		
the front yard with a fro requesting a 54.8' varia	ont setback of 5.2' whe	en 60' are requir	red? Applicant	ie	☐ See Attached resolution(s)		
			<u>-</u>	1	Negative Declaration Date:		
A				I	Positive Declar	ation Date:	
APPLICANT REQUEST:							
☑ Granted ☐ Den ☐ See attached resolut		to:			VAR RITHAN POURT	and the second s	
VOTING:	Terence Robinson Chip Sahler Rick Szkapi Gary Davis Graham Smith	AYE AYE AYE AYE AYE AYE AYE	1 C 1 C 1 C	NAY NAY NAY NAY	☐Abstained☐Abstained☐Abstained☐Abstained☐Abstained☐Abstained	Just	
REASONS/CONDITIONS	<u>:</u>	*					
The benefit to the applicate passed on information received Public Hearing. The properties of the applicant is maintain conditions from Kevin Optornwater management properties. There will be no confident of the	ved August 26, Septembroposed structure will not the existing footpring the existing footpring lyany, Canandaigua Lailan. As-built drawings a	per 16 and 17, and of encroach any content so there will not ke Watershed, there required to be a space allowed in	d November 11, 1 closer to the proposition of the any impact one Canandaigua submitted to the first the garage.	12, and 14, erty lines the ton the ne Town Plan Town. The	2013, as well as nan existing struction of Applications and Board, and	facts presented during ctures on the property. pplicant is to meet all d MRB regarding the	

Town of Canandaigua

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	Phone (585) 394	1120		Fax (58	5) 394-94/6	
	Zoning Boar	d of App	eals Decisio	on No	tification	
Public Hearing Open	ned: 11/19/2013		Meeting Date:	11/19/2	<u>013</u>	
Public Hearing Close	ed: 11/19/2013		Project: 073-1	<u>3</u>		
Applicant Jon Shick 248 East Avenue Rochester, NY 14604	Owner Joel Reiser & Hyman 6 Windham O Mendon, NY	ircle	Project Type Tear down and rebuild detached garage		t Location Ienteth Drive	<u>Tax Map #</u> 140.11-1-25.000
TYPE OF APPLICATIO	N:				SEQR:	
🗷 Area Variance	☐ Use Variance	☐ Interpreta	ntion	earing	☐ Type I	🗷 Type II
	Requested: Shall				Unlisted	
the front yard with a le	and rebuild an accessor ft side setback of 5.2' vace to the left side setback	when 10' are i	equired? Applic	eant is	☐ See Attach	ed resolution(s)
					Negative Decl	aration Date:
					Positive Decla	ration Date:
APPLICANT REQUEST ☑ Granted ☐ De ☐ See attached resolu	nied	to:			Ma	202
VOTING:	Terence Robinson Chip Sahler Rick Szkapi Gary Davis Graham Smith	☑ AYE ☑ AYE ☑ AYE ☑ AYE ☑ AYE	_ _ _	NAY NAY NAY NAY NAY	□Abstaine □Abstaine □Abstaine □Abstaine	ed ed ed

REASONS/CONDITIONS:

The benefit to the applicant outweighs the detriment to the neighborhood, therefore the variance is granted. The Board's decision is based on information received August 26, September 16 and 17, and November 11, 12, and 14, 2013, as well as facts presented during the Public Hearing. The proposed structure will not encroach any closer to the property lines than existing structures on the property. The applicant is maintaining the existing footprint so there will not be any impact on the neighborhood. Applicant is to meet all conditions from Kevin Olvany, Canandaigua Lake Watershed, the Canandaigua Town Planning Board, and MRB regarding the stormwater management plan. As-built drawings are required to be submitted to the Town. The garage will have electricity and water only. There will be no commercial use or habitable space allowed in the garage.

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	1110110 (303) 324-1120		Fax (303) 324-2470			
Zoning Board of Appeals Decision Notification						
Public Hearing Opened: 11	/19/2013	Meeting Date:	<u>11/19/2013</u> .			
Public Hearing Closed: 11/2	19/2013	Project: 073-13	1			
Applicant Jon Shick 248 East Avenue Rochester, NY 14604	Owner Joel Reiser & Nancy Hyman 6 Windham Circle Mendon, NY 14506	Project Type Tear down and rebuild detached garage	Project Location 5265 Menteth Drive	Tax Map # 140.11-1-25.000		
TYPE OF APPLICATION:			SEQR:			
🗷 Area Variance 🗆 Us	se Variance Interpre	tation	aring 🗖 Type I	▼ Type II		
Variance/Interpretation Requevariance to tear down and reb						
the front yard with a setback t months out of the year of 18.2	o the bed of a stream carryings, when 100' are required?	ng water more than	SiX	☐ See Attached resolution(s)		
1.75' variance in the RLD zo	oning district.		Negative De	Negative Declaration Date:		
				Positive Declaration Date:		
APPLICANT REQUEST:						
Granted Denied	☐ Continued to:		4			
☐ See attached resolution(s)			· · · · · · · · · · · · · · · · · · ·	ravitet dal 1955. <u>Proto</u> re del 1951.		
Chip S Rick S Gary I	ce Robinson Sahler Szkapi Davis M AYE AYE AYE AYE AYE M Smith		JAY Abstain JAY Abstain JAY Abstain	ned ned		

REASONS/CONDITIONS:

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Certified By: Chairperson, Zoning, Board of Appeals

Date: 122 13

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Zoning Board of Appeals Decision Notification

Public Hearing Opened: 11/19/2013		Meeting Date: 11/19/2013					
Public Hearing Closed: 11/19/2013			Project: 073-13				
Applicant Jon Shick 248 East Avenue Rochester, NY 14604	Owner Joel Reiser & Hyman 6 Windham C Mendon, NY	ircle	Project Type Tear down and rebuild detached garage		Location enteth Drive	Tax Map # 140.11-1-25.000	
TYPE OF APPLICATION	<u>v:</u>				SEQR:		
☑ Area Variance	☐ Use Variance	☐ Interpret	tation	earing	☐ Type I	▼ Type II	
Variance/Interpretation variance to tear down a		* *	_		☐ Unlisted		
the front yard when acciss requesting a variance	essory structures are n	ot allowed ir			☐ See Attached resolution(s)		
	C				Negative Declaration Date:		
_					Positive Decla	ration Date:	
APPLICANT REQUEST:							
☑ Granted ☐ Del ☐ See attached resolut		to:			O.	1200	
Voting:	Terence Robinson Chip Sahler Rick Szkapi Gary Davis Graham Smith	AYE AYE AYE AYE AYE AYE AYE	_ _ _	NAY NAY NAY NAY	□Abstaine □Abstaine □Abstaine □Abstaine □Abstaine	d d d	
REASONS/CONDITIONS	!:						
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Town of Canandaigua 5440 Routes 5 & 20 West

Canandaigua, NY 14424 (585) 394-1120 / Fax (585) 394-9476

Canandaigua Zoning Board of Appeals Resolution

SEQR Resolution Determination of Significance – Type II Action

WHEREAS, The Town of Canandaigua Zoning Board of Appeals, hereinafter referred to as ZBA, has de the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmenta Review (SEQR) Regulations; and,	
Review (SDQR) Regulations, and,	
WHEREAS, Type II Actions are not subject to further review under Part 617.	
Tow, THEREFORE, BE IT RESOLVED that the ZBA in making this Classification has satisfied the prequirements under SEQR and directs this Resolution to be placed in the file on this Action. The above resolution was offered by Chairperson Smith and seconded by Chip Sahler at a regularly semeeting of the ZBA held on Tuesday, November 19, 2013. Following discussion therein, the following vote was taken and recorded:	scheduled
Terence Robinson E AYE NAY Abstained Abstained Abstained	
Chip Sahler	
Gary Davis AYE NAY Abstained	
Graham Smith AYE NAY Abstained	
I, Cheryl Berry, Secretary of the ZBA, do hereby attest to the accuracy of the above resolution being ac and recorded in the Minutes of the Canandaigua ZBA for the November 19, 2013 meeting.	cted upor