

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: James J. Volpe
162 Amann Rd Honeoye Falls NY 14472

Telephone Number of property owner: _____

Fax # _____ E-Mail Address: _____

****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*: Chris Stern, Edgemere Development, Inc
(or entity to be formed) 3850 Monroe Ave, Pittsford NY 14534

Telephone Number of Applicant: 585-586-8101 ext 111

Fax # _____ E-Mail Address: cstern@hamiltonstern.com

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

3. Subject Property Address: Parkside Drive
Nearest Road Intersection: Macedon Road

Tax Map Number: 70.11-1-30.000 Zoning District: FBCD - Mixed-Use Dev Subarea

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)

6. What is your proposed new project and the variance(s) or interpretation requested?
4-story multi-family development of 48 units. Variance is area variance request for less transparency than
required by code in the building facade. Additional variance for less facade within Build-to Zone.
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.

Walt Toulson-as agent
(Signature of Property Owner)

9/18/22
(Date)