

# Town of Canandaigua

5440 Routes 5 & 20 West  
Phone (585) 394-1120

Canandaigua, NY 14424  
Fax (585) 394-9476

## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:** February 28, 2018

**Meeting Date:** February 28, 2018

**Public Hearing Closed:** February 28, 2018

**Project:** CPN-005-18

**Applicant**

B & B Builders  
Marks Engineering

**Owner**

Anthony Koscomb

**Project**

**Type**  
Detached  
Garage

**Project Location**

3542 Sandy Beach  
Drive

**Tax Map #**

98.15-1-33.000

**TYPE OF APPLICATION:**

☒ Area Variance    ☐ Use Variance    ☐ Interpretation  
☐ Rehearing

**Variance/Interpretation Requested:** Shall the applicant be granted an area variance to construct an 880 s.f. detached garage with an 8.04' front setback when 60' is required? Applicant is seeking a 51.96' area variance in the RLD zoning district.

**SEQR:**

☐ Type I    ☒ Type II

☐ Unlisted

☐ See Attached resolution(s)

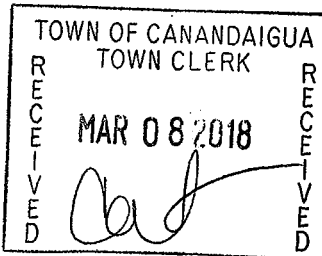
Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

☒ Granted    ☐ Denied    ☐ Continued to:

☐ See attached resolution(s)



**VOTING:**

|                  |   |                              |                                    |
|------------------|---|------------------------------|------------------------------------|
| John Casey       | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Bob Hilliard     | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Dave Emery       | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Chip Sahler      | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
| Terence Robinson | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

**REASONS/CONDITIONS:**

The Board's decision is based on information received on November 22, 2017, and January 12 and February 5, 2018, as well as facts presented during the Public Hearing. The benefit to the applicant outweighs the detriment to the neighborhood therefore the variance is granted. This variance shall be void if construction has not commenced within one year of the date of its issuance. Granting this variance is in keeping with the character of the neighborhood. The variance will not change the character of the neighborhood, as there are other structures similarly placed on Sandy Beach. The Board considered the unique characteristics of the lot which includes a right-of-way for the Newark Water Main which limits the buildable area of the lot. The property is located at the end of the street limiting potential traffic issues with the garage placement.

Certified By:

Terence Robinson  
Chairman, Zoning Board of Appeals

Date: March 5, 2018

*Town of Canandaigua*  
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**Canandaigua Zoning Board of Appeals Resolution**

**SEQR Resolution Determination of Significance – TYPE II Action**

FILE # CPN-081 -17

APPLICANT: PHILLIP SNYDER/SNORAC LLC REP  
RICHARD SPURR, 4560 BRISTOL CROSSROADS

WHEREAS, The Town of Canandaigua Zoning Board of Appeals, hereinafter referred to as ZBA, has determined the above referenced Action to be a Type II under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations;

NOW, THEREFORE, BE IT RESOLVED that the ZBA in making this Classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by Chairman Robinson and seconded by Dave Emery at a regularly scheduled meeting of the ZBA held on Tuesday, February 28, 2018. Following discussion therein, the following roll call vote was taken and recorded:

|                       |                  |   |                              |                                    |
|-----------------------|------------------|---|------------------------------|------------------------------------|
| <b><u>VOTING:</u></b> | John Casey       | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
|                       | Bob Hilliard     | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
|                       | Dave Emery       | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
|                       | Chip Sahler      | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |
|                       | Terence Robinson | <input checked="" type="checkbox"/> AYE | <input type="checkbox"/> NAY | <input type="checkbox"/> Abstained |

I, Cheryl Berry, Secretary of the ZBA, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the Minutes of the Canandaigua ZBA for the February 28, 2018 meeting.

Cheryl Berry  
Cheryl Berry, Secretary of the ZBA

