

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: November 17, 2020
Public Hearing Closed: November 17, 2020

Meeting Date: November 17, 2020
Project: CPN-20-073

<u>Applicant</u>	<u>Owner</u>	<u>Project Type</u>	<u>Project Location</u>	<u>Tax Map #</u>
Hanlon Architects, 1300 University Avenue, Rochester, NY 14607	Marcello & Stacy Battisti, 3542 Sandy Beach Drive, Canandaigua,	Area Variance for front setback	3542 Sandy Beach Drive	98.15-1-33.000

Type of Application

☒ Area Variance ☐ Use Variance
☐ Interpretation ☐ Rehearing

Variance/Interpretation Requested

Applicant is requesting an Area Variance for front setback of 31.67 ft. when 55 ft. is required.
Shall the applicant be granted an Area Variance of 23.33 ft. for front setback?

SEQR

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

Applicant Request

☐ Granted
☒ Denied
☐ Continued to:
☐ See attached resolution(s)

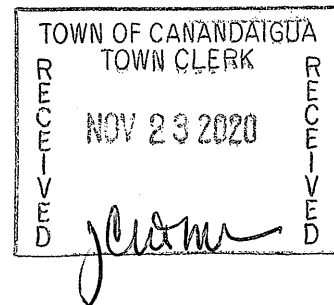
Voting:

John Casey (Alt.)	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Bob Hilliard	<input type="checkbox"/> AYE	<input checked="" type="checkbox"/> NAY	<input type="checkbox"/> Abstained
David Emery	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Kelly LaVoie	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Chip Sahler (Vice Chair)	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Terence Robinson (Chair)	<input type="checkbox"/> AYE	<input checked="" type="checkbox"/> NAY	<input type="checkbox"/> Abstained

Reasons

The Board's decision is based on facts presented during the Public Hearing on November 17, 2020 as well as information received on October 7, 2020 and October 19, 2020. The Board has determined benefit to the applicant does not outweigh detriment to community. Request required supermajority due to recommendation of denial from OCPB. Applicant did not provide sufficient information to justify the variance including neighboring lot coverages and previous variances granted by the Zoning Board.

Certified By: Terence Robinson Date: 21 Nov 2020
Chairperson of the Zoning Board of Appeals



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Applicant

Hanlon Architects,
1300 University
Avenue,
Rochester, NY
14607

Owner

Marcello &
Stacy Battisti,
3542 Sandy
Beach Drive,
Canandaigua,

Project Type

Area Variance
for lot coverage

Project Location

3542 Sandy
Beach Drive

Tax Map #

98.15-1-33.000

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

Applicant is requesting an Area Variance for lot
coverage of 38% when 30% is the maximum.

Shall the applicant be granted an Area Variance of 8%
for lot coverage?

Applicant Request

☐ Granted

☒ Denied

☐ Continued to:

☐ See attached resolution(s)

Voting:

John Casey (Alt.)

☐ AYE

☐ NAY

☐ Abstained

Bob Hilliard

☐ AYE

☒ NAY

☐ Abstained

David Emery

☒ AYE

☐ NAY

☐ Abstained

Kelly LaVoie

☒ AYE

☐ NAY

☐ Abstained

Chip Sahler (Vice Chair)

☒ AYE

☐ NAY

☐ Abstained

Terence Robinson (Chair)

☐ AYE

☒ NAY

☐ Abstained

Reasons

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