

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

Phone: (585) 394-1120 / Fax: (585) 394-9476

R E C E I V E	TOWN OF CANANDAIGUA DEVELOPMENT OFFICE	F O R R E V I E W
	JAN 13 2017	

CPN #: 003-17

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: Advanced Living Properties, Inc.
4294 State Route 5 - Caledonia, NY 14423
Telephone Number of property owner: 585-303-7696
Fax # 585-226-8909 E-Mail Address: RCOREY@AGLHOMES.COM

****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*: _____

Telephone Number of Applicant: _____

Fax # _____ E-Mail Address: _____

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

3. Subject Property Address: 3260 State Route 364
Nearest Road Intersection: Lakeshore Drive and RT 364
Tax Map Number: 98.08-1-8.100 Zoning District: MH

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?
No new project. Permit for replacement of mobile home on existing mobile home pad/site within legal nonconforming mobile home park.
7. 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.*
8. 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.
9. 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.
10. 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.

***Property Owner is responsible for any consultant fees*
(Town Engineer, Town Attorney, etc.) incurred during the application process.
*See Town Clerk for current Fee Schedule***

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.

Advanced Living Properties
By: [Signature]
(Signature of Property Owner)
Russell Corry - Agent for Owner

01/09/17
(Date)

INTERPRETATION NARATIVE

BE VERY SPECIFIC IN YOUR NARATIVE

"Interpretation" shall mean the authorization by the Zoning Board of Appeals to overturn the enforcement officer's determination for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.

To enable the Zoning Board of Appeals to overturn the Zoning Officer's determination, the applicant must present substantial evidence why the determination should be overturned.

See narrative and supporting materials submitted
under separate cover.

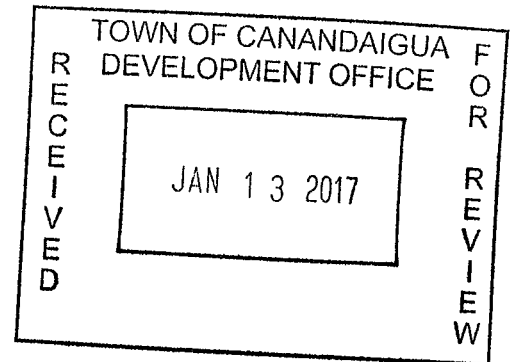
Advanced Living Properties

Advanced Living Properties
P.O. Box 159
Avon, NY 14414

Phone: 585-226-6150 Fax: 585-226-6737

January 12, 2017

Terence Robinson, Chair
Zoning Board of Appeals
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, New York 14424

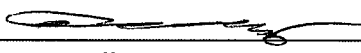


RE: Appeal of November 17, 2016 Zoning Determination by Codes Enforcement
Officer

Dear Mr. Robinson:

Advanced Living Properties, Inc., the record owner of the Fallbrook Mobile Home Park at 3260 State Route 364 in the Town of Canandaigua, hereby designates Alario & Fischer, P.C., Laurel J. Eveleigh, of counsel, as its authorized agent with respect to its appeal to the ZBA of Zoning Officer Christopher Jensen's November 17, 2016 determination denying a building permit to replace a mobile home on an existing mobile home site within the park as required by rule number 4 of the 2016 Rules of Procedure for the Zoning Board of Appeals.

Sincerely,
ADVANCED LIVING PROPERTIES, INC.


By: Russell Corey, Vice President & General Manager

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ZONING BOARD OF APPEALS REQUIRED PAPERWORK FOR APPLICATION SUBMITTAL

Interpretation Application

X

Interpretation Application (Zoning Board of Appeals)

Description or documents in support of your appeal, a detailed description of the proposed use, an up-to-date site plan and a copy of the zoning law determination of which said appeal is being taken.

Property owner signatures on all application forms and checklists

**You must submit the original application and attachments / survey map / site plan.
Additional copies of the site plan, etc. will be requested after the Planning Review Committee
(PRC) has reviewed your application.**

FEES:

1. The \$100 application fee is required upon submission of the application. This fee is non-refundable. A separate, additional fee will be rendered for the building permit.
2. Building permit fees vary – the fee will be determined by the Town Code Enforcement Officer.
3. The property owner is responsible for reimbursement of any Town Engineer and/or Town Attorney fees incurred during application review.