**Town of Canandaigua**

5440 Routes 5 & 20 West Canandaigua, NY 14424

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

**ZONING BOARD OF APPEALS DECISION NOTIFICATION**

|  |  |
| --- | --- |
| **Public Hearing Opened**: October 20, 2020  **Public Hearing Closed**: October 20, 2020 | **Meeting Date**: Oct. 20, 2020  **Project**: CPN-20-051 |

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| --- | --- | --- | --- | --- |
| **Applicant**  Leo Genecco and Sons, Inc  1850 St. Rt. 332  Canandaigua, NY | **Owner**  Leo Genecco and Sons, Inc  1850 St. Rt. 332  Canandaigua, NY | **Project Type**  Area variances for subdivision | **Project Location**  0000 Cdga-Farm TL Road | **Tax Map #**  55.02-3-119.100 |

|  |  |
| --- | --- |
| **Type of Application**   Area Variance  Use Variance   Interpretation  Rehearing | **SEQR**   Type I  x Type II   Unlisted   See Attached Resolution(s)  Neg Dec Date:  Pos Dec Date: |
| **Variance/Interpretation Requested**  Applicant is requesting an Area Variance to allow a 130 ft. lot width for Lot 7, when 200 ft. lot width is required in the AR-2 zoning district.  Shall the applicant be granted a 70 ft. lot width area variance? |
| **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**

The Board’s decision is based on facts presented during the Public Hearing at the October 20, 2020 meeting as well as information received on… The Board has determined that …

**Conditions**

1. The variance granted is specific to the layout and site plan presented to the Zoning Board of Appeals dated 10/20/2020. Any change in plans, shall invalidate the variance.

2. The variance is conditioned on a subdivision plat being filed within one (1) year of the date the variance is granted.  Failure to file the plat within one (1) year shall invalidate the variance.

Certified By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Chairperson of the Zoning Board of Appeals

**Town of Canandaigua**

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**ZONING BOARD OF APPEALS DECISION NOTIFICATION**

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| **Public Hearing Opened**: October 20, 2020  **Public Hearing Closed**: October 20, 2020 | **Meeting Date**: Oct. 20, 2020  **Project**: CPN-20-051 |

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| **Applicant**  Leo Genecco and Sons, Inc  1850 St. Rt. 332  Canandaigua, NY | **Owner**  Leo Genecco and Sons, Inc  1850 St. Rt. 332  Canandaigua, NY | **Project Type**  Area variances for subdivision | **Project Location**  0000 Cdga-Farm TL Road | **Tax Map #**  55.02-3-119.100 |

|  |  |
| --- | --- |
| **Type of Application**   Area Variance  Use Variance   Interpretation  Rehearing | **SEQR**   Type I  x Type II   Unlisted   See Attached Resolution(s)  Neg Dec Date:  Pos Dec Date: |
| **Variance/Interpretation Requested**  Applicant is requesting an Area Variance to allow a 100 ft. lot width for Lot 8, when 200 ft. lot width is required in the AR-2 zoning district.  Shall the applicant be granted a 100 ft. lot width area variance? |
| **Applicant Request**   Granted   Denied   Continued to:   See attached resolution(s) |

**Voting**:

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| --- | --- | --- | --- |
| 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**

The Board’s decision is based on facts presented during the Public Hearing at the October 20, 2020 meeting as well as information received on… The Board has determined that …

**Conditions**

1. The variance granted is specific to the layout and site plan presented to the Zoning Board of Appeals dated 10/20/2020. Any change in plans, shall invalidate the variance.

2. The variance is conditioned on a subdivision plat being filed within one (1) year of the date the variance is granted.  Failure to file the plat within one (1) year shall invalidate the variance.

Certified By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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| **Public Hearing Opened**: October 20, 2020  **Public Hearing Closed**: October 20, 2020 | **Meeting Date**: Oct. 20, 2020  **Project**: CPN-20-051 |

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| **Applicant**  Leo Genecco and Sons, Inc  1850 St. Rt. 332  Canandaigua, NY | **Owner**  Leo Genecco and Sons, Inc  1850 St. Rt. 332  Canandaigua, NY | **Project Type**  Area variances for subdivision | **Project Location**  0000 Cdga-Farm TL Road | **Tax Map #**  55.02-3-119.100 |

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| --- | --- |
| **Type of Application**   Area Variance  Use Variance   Interpretation  Rehearing | **SEQR**   Type I  x Type II   Unlisted   See Attached Resolution(s)  Neg Dec Date:  Pos Dec Date: |
| **Variance/Interpretation Requested**  Applicant is requesting an Area Variance to allow a 0.51 Acre lot area for Lot 7, when 2 Acre lot area is required in the AR-2 zoning district.  Shall the applicant be granted a 1.49 Acre lot area area variance? |
| **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**

The Board’s decision is based on facts presented during the Public Hearing at the October 20, 2020 meeting as well as information received on… The Board has determined that …

**Conditions**

1. The variance granted is specific to the layout and site plan presented to the Zoning Board of Appeals dated 10/20/2020. Any change in plans, shall invalidate the variance.

2. The variance is conditioned on a subdivision plat being filed within one (1) year of the date the variance is granted.  Failure to file the plat within one (1) year shall invalidate the variance.

Certified By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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| **Public Hearing Opened**: October 20, 2020  **Public Hearing Closed**: October 20, 2020 | **Meeting Date**: Oct. 20, 2020  **Project**: CPN-20-051 |

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| --- | --- | --- | --- | --- |
| **Applicant**  Leo Genecco and Sons, Inc  1850 St. Rt. 332  Canandaigua, NY | **Owner**  Leo Genecco and Sons, Inc  1850 St. Rt. 332  Canandaigua, NY | **Project Type**  Area variances for subdivision | **Project Location**  0000 Cdga-Farm TL Road | **Tax Map #**  55.02-3-119.100 |

|  |  |
| --- | --- |
| **Type of Application**   Area Variance  Use Variance   Interpretation  Rehearing | **SEQR**   Type I  x Type II   Unlisted   See Attached Resolution(s)  Neg Dec Date:  Pos Dec Date: |
| **Variance/Interpretation Requested**  Applicant is requesting an Area Variance to allow a 0.37 Acre lot area for Lot 8, when 2 Acre lot area is required in the AR-2 zoning district.  Shall the applicant be granted a 1.63 Acre lot area area variance? |
| **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**

The Board’s decision is based on facts presented during the Public Hearing at the October 20, 2020 meeting as well as information received on… The Board has determined that …

**Conditions**

1. The variance granted is specific to the layout and site plan presented to the Zoning Board of Appeals dated 10/20/2020. Any change in plans, shall invalidate the variance.

2. The variance is conditioned on a subdivision plat being filed within one (1) year of the date the variance is granted.  Failure to file the plat within one (1) year shall invalidate the variance.

Certified By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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| **Public Hearing Opened**: October 20, 2020  **Public Hearing Closed**: October 20, 2020 | **Meeting Date**: Oct. 20, 2020  **Project**: CPN-20-051 |

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| **Applicant**  Leo Genecco and Sons, Inc  1850 St. Rt. 332  Canandaigua, NY | **Owner**  Leo Genecco and Sons, Inc  1850 St. Rt. 332  Canandaigua, NY | **Project Type**  Area variances for subdivision | **Project Location**  0000 Cdga-Farm TL Road | **Tax Map #**  55.02-3-119.100 |

|  |  |
| --- | --- |
| **Type of Application**   Area Variance  Use Variance   Interpretation  Rehearing | **SEQR**   Type I  x Type II   Unlisted   See Attached Resolution(s)  Neg Dec Date:  Pos Dec Date: |
| **Variance/Interpretation Requested**  Applicant is requesting an Area Variance to allow a 0.37 Acre lot area for Lot 8, when 2 Acre lot area is required in the AR-2 zoning district.  Shall the applicant be granted a 1.63 Acre lot area area variance? |
| **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**

The Board’s decision is based on facts presented during the Public Hearing at the October 20, 2020 meeting as well as information received on… The Board has determined that …

**Conditions**

1. The variance granted is specific to the layout and site plan presented to the Zoning Board of Appeals dated 10/20/2020. Any change in plans, shall invalidate the variance.

2. The variance is conditioned on a subdivision plat being filed within one (1) year of the date the variance is granted.  Failure to file the plat within one (1) year shall invalidate the variance.

Certified By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**ZONING BOARD OF APPEALS DECISION NOTIFICATION**

|  |  |
| --- | --- |
| **Public Hearing Opened**: October 20, 2020  **Public Hearing Closed**: October 20, 2020 | **Meeting Date**: Oct. 20, 2020  **Project**: CPN-20-061 |

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| **Applicant**  Jamie and Sarah Farr  3209 Daisy Way  Canandaigua, NY | **Owner**  Jamie and Sarah Farr  3209 Daisy Way  Canandaigua, NY | **Project Type**  Area variance for new structure | **Project Location**  3209 Daisy Way | **Tax Map #**  83.10-1-54.000 |

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| **Type of Application**   Area Variance  Use Variance   Interpretation  Rehearing | **SEQR**   Type I  x Type II   Unlisted   See Attached Resolution(s)  Neg Dec Date:  Pos Dec Date: |
| **Variance/Interpretation Requested**  Applicant is requesting an Area Variance to allow a new structure with a 6.5 ft. rear setback, when a 10 ft. rear setback is required in the PUD zoning district.  Shall the applicant be granted a 3.5 ft. rear setback area variance? |
| **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**

The Board’s decision is based on facts presented during the Public Hearing at the October 20, 2020 meeting as well as information received on… The Board has determined that …

**Conditions**

1. The variance granted is specific to the layout and site plan presented to the Zoning Board of Appeals dated 10/20/2020. Any change in plans, shall invalidate the variance.

2. The variance is conditioned on a subdivision plat being filed within one (1) year of the date the variance is granted.  Failure to file the plat within one (1) year shall invalidate the variance.

Certified By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**ZONING BOARD OF APPEALS DECISION NOTIFICATION**

|  |  |
| --- | --- |
| **Public Hearing Opened**: October 20, 2020  **Public Hearing Closed**: October 20, 2020 | **Meeting Date**: Oct. 20, 2020  **Project**: CPN-20-062 |

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| **Applicant**  Nunzio Salafia  2171 Monroe Avenue  Rochester, NY 14618 | **Owner**  NMS Browncroft, LLC | **Project Type**  Area variance principle building addition | **Project Location**  3411 West Lake Blvd | **Tax Map #**  98.13-1-7.000 |

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| **Type of Application**   Area Variance  Use Variance   Interpretation  Rehearing | **SEQR**   Type I  x Type II   Unlisted   See Attached Resolution(s)  Neg Dec Date:  Pos Dec Date: |
| **Variance/Interpretation Requested**  Applicant is requesting an Area Variance to construct a principle building addition with a 40.84 ft. rear (lake) setback, when a 60 ft. rear (lake) setback is required in the RLD zoning district.  Shall the applicant be granted a 19.16 ft. rear (lake) setback area variance? |
| **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**

The Board’s decision is based on facts presented during the Public Hearing at the October 20, 2020 meeting as well as information received on… The Board has determined that …

**Conditions**

1. The variance granted is specific to the layout and site plan presented to the Zoning Board of Appeals dated 10/20/2020. Any change in plans, shall invalidate the variance.

2. The variance is conditioned on a subdivision plat being filed within one (1) year of the date the variance is granted.  Failure to file the plat within one (1) year shall invalidate the variance.

Certified By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Chairperson of the Zoning Board of Appeals

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**ZONING BOARD OF APPEALS DECISION NOTIFICATION**

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| **Public Hearing Opened**: October 20, 2020  **Public Hearing Closed**: October 20, 2020 | **Meeting Date**: Oct. 20, 2020  **Project**: CPN-20-062 |

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| --- | --- | --- | --- | --- |
| **Applicant**  Nunzio Salafia  2171 Monroe Avenue  Rochester, NY 14618 | **Owner**  NMS Browncroft, LLC | **Project Type**  Area variance principle building addition | **Project Location**  3411 West Lake Blvd | **Tax Map #**  98.13-1-7.000 |

|  |  |
| --- | --- |
| **Type of Application**   Area Variance  Use Variance   Interpretation  Rehearing | **SEQR**   Type I  x Type II   Unlisted   See Attached Resolution(s)  Neg Dec Date:  Pos Dec Date: |
| **Variance/Interpretation Requested**  Applicant is requesting an Area Variance to construct a principle building addition with a 10 ft. side setback, when a 12 ft. side setback is required in the RLD zoning district.  Shall the applicant be granted a 2 ft. side setback area variance? |
| **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**

The Board’s decision is based on facts presented during the Public Hearing at the October 20, 2020 meeting as well as information received on… The Board has determined that …

**Conditions**

1. The variance granted is specific to the layout and site plan presented to the Zoning Board of Appeals dated 10/20/2020. Any change in plans, shall invalidate the variance.

2. The variance is conditioned on a subdivision plat being filed within one (1) year of the date the variance is granted.  Failure to file the plat within one (1) year shall invalidate the variance.

Certified By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Chairperson of the Zoning Board of Appeals

**Town of Canandaigua**

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

**ZONING BOARD OF APPEALS DECISION NOTIFICATION**

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| --- | --- |
| **Public Hearing Opened**: October 20, 2020  **Public Hearing Closed**: October 20, 2020 | **Meeting Date**: Oct. 20, 2020  **Project**: CPN-20-065 |

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| **Applicant**  Design Works Architecture, P.C  6 N. Main St, #104  Fairport, NY 14450 | **Owner**  Greg Banfield  5082 Foster Rd  Canandaigua, NY 14424 | **Project Type**  Area variance for principle building addition | **Project Location**  5082 Foster Road | **Tax Map #**  126.00-1-10.114 |

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| **Type of Application**   Area Variance  Use Variance   Interpretation  Rehearing | **SEQR**   Type I  x Type II   Unlisted   See Attached Resolution(s)  Neg Dec Date:  Pos Dec Date: |
| **Variance/Interpretation Requested**  Applicant is requesting an Area Variance to construct a principle building addition with a 17 ft. side setback, when a 25 ft. side setback is required in the R-1-20 zoning district.  Shall the applicant be granted an 8 ft. side setback area variance? |
| **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**

The Board’s decision is based on facts presented during the Public Hearing at the October 20, 2020 meeting as well as information received on… The Board has determined that …

**Conditions**

1. The variance granted is specific to the layout and site plan presented to the Zoning Board of Appeals dated 10/20/2020. Any change in plans, shall invalidate the variance.

2. The variance is conditioned on a subdivision plat being filed within one (1) year of the date the variance is granted.  Failure to file the plat within one (1) year shall invalidate the variance.

Certified By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Chairperson of the Zoning Board of Appeals