

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

ZONING BOARD OF APPEALS

Tuesday, May 20, 2014, 6:00 p.m.

MEETING AGENDA

MEETING CALLED BY: Graham Smith, Chairperson
BOARD MEMBERS: Gary Davis, Terence Robinson, Chip Sahler, Rick Szkapi
ALTERNATE MEMBER: Roy Beecher
SECRETARY: Cheryl Berry
STAFF MEMBERS: Amanda Catalfamo, Development Office
Douglas Finch, Director of Development
Christian Nadler, Attorney

PLEDGE OF ALLEGIANCE

CONTINUED PUBLIC HEARINGS:

CPN-015-14 Ramsgard Architectural, representing Walter Turek, owner of property at 5051 County Road 16, TM#154.09-1-9.000, is requesting area variances to construct an addition to a single-family dwelling in the RLD zoning district.

NEW PUBLIC HEARINGS:

CPN-029-14 Kenna Littlefair & Brian Ryan, owners of property at 3915 NYS Route 21 South, TM#112.00-1-35.330, are requesting an area variance to place a ground sign in the AR-2 zoning district.

CPN-031-14 Venezia & Associates, representing Charles Gauss, owner of property at 3390 Hopkins Road, TM#96.00-1-33.211, is requesting area variances for a two-lot subdivision in the AR-2 zoning district.

CPN-032-14 Deborah Holland, owner of property at 5431 Wells Curtice Road, TM#140.00-1-18.100, is requesting area variances to place a one-stall horse barn in the RR-3 zoning district.

CLOSED PUBLIC HEARINGS: *None at this time*

BOARD BUSINESS:

1. Approval of April 15, 2014 Meeting Minutes
2. Review of Next Month's Agenda (June 17, 2014)
3. Requests for Rehearing: *None at this time*

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:4/15/2014

Meeting Date: 5/20/2014

Public Hearing Closed:

Project: 015-14

Applicant

Ramsgard Architectural
Design
61 East Genesee Street
Skaneateles, NY 13152

Owner

Walter Turek
5051 County Road 16
Canandaigua, NY 14424

Project Type

Gazebo roof
on top of
boathouse

Project Location

5051 County Road 16

Tax Map #

154.09-1-9.000

TYPE OF APPLICATION:

Area Variance Use Variance Interpretation Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct an addition to a single family dwelling with a height of 38.1' when only 15' is allowed? Applicant is requesting a 13.1' height 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:

Terence Robinson
Rick Szkapi
Chip Sahler
Gary Davis
Graham Smith

AYE
 AYE
 AYE
 AYE
 AYE

NAY
 NAY
 NAY
 NAY
 NAY

Abstained
 Abstained
 Abstained
 Abstained
 Abstained

REASONS/CONDITIONS:

Certified By: _____
Chairperson, Zoning Board of Appeals

Date: _____

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Zoning Board of Appeals Decision Notification

Public Hearing Opened:

Meeting Date: 5/20/2014

Public Hearing Closed:

Project: 029-14

Applicant

Kenna Littlefair & Ryan
Brian
3915 NYS Route 21 South
Canandaigua, NY 14424

Owner

Kenna Littlefair & Brian
Ryan
3915 NYS Route 21
South
Canandaigua, NY 14424

Project Type

Ground sign -
Sunrise
Nursery &
Gardens

Project Location

3915 NYS Route 21
South

Tax Map #

112.00-1-35.330

TYPE OF APPLICATION:

Area Variance Use Variance Interpretation Rehearing

SEQR:

Type I Type II

Variance/Interpretation Requested: Shall the applicant be granted an area variance to place a ground sign with an area of 32 s.f. when no more than 16 s.f. is allowed. Applicant is request a 16 s.f. area variance in the AR-2 zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

APPLICANT REQUEST:

Granted Denied Continued to:

See attached resolution(s)

Positive Declaration Date:

VOTING:

Terence Robinson	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Rick Szkapi	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Chip Sahler	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Gary Davis	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Graham Smith	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

REASONS/CONDITIONS:

Certified By: _____
Chairperson, Zoning Board of Appeals

Date: _____

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Zoning Board of Appeals Decision Notification

Public Hearing Opened:

Meeting Date: 5/20/2014

Public Hearing Closed:

Project: 031-14

Applicant

Venezia Associates
5120 Laura Lane
Canandaigua, NY 14424

Owner

Charles Gauss
5660 Lucas Road
Canandaigua, NY 14424

Project Type

2-lot
subdivision -
lots too
small/lot
frontage

Project Location

3390 Hopkins Road

Tax Map #

96.00-1-33.211

TYPE OF APPLICATION:

Area Variance Use Variance Interpretation Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance for a two lot subdivision with a proposed lot size for Parcel A of 1.317 acres when 2 acres are required? Applicant is requesting a 0.683 acre variance in the AR-2 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:

Terence Robinson	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Rick Szkapi	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Chip Sahler	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Gary Davis	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Graham Smith	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

REASONS/CONDITIONS:

Certified By: _____
Chairperson, Zoning Board of Appeals

Date: _____

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Zoning Board of Appeals Decision Notification

Public Hearing Opened:

Meeting Date: 5/20/2014

Public Hearing Closed:

Project: 031-14

Applicant

Venezia Associates
5120 Laura Lane
Canandaigua, NY 14424

Owner

Charles Gauss
5660 Lucas Road
Canandaigua, NY 14424

Project Type

2-lot
subdivision -
lots too
small/lot
frontage

Project Location

3390 Hopkins Road

Tax Map #

96.00-1-33.211

TYPE OF APPLICATION:

Area Variance Use Variance Interpretation Rehearing

SEQR:

Type I Type II

Variance/Interpretation Requested: Shall the applicant be granted an area variance for a two lot subdivision with a proposed lot size for Parcel B of 0.684 acres when 2 acres are required? Applicant is requesting a 1.316 acre variance in the AR-2 zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

APPLICANT REQUEST:

Granted Denied Continued to:

See attached resolution(s)

VOTING:

Terence Robinson	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
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Gary Davis	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Graham Smith	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

REASONS/CONDITIONS:

Certified By: _____
Chairperson, Zoning Board of Appeals

Date: _____

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Zoning Board of Appeals Decision Notification

Public Hearing Opened:

Meeting Date: 5/20/2014

Public Hearing Closed:

Project: 031-14

Applicant

Venezia Associates
5120 Laura Lane
Canandaigua, NY 14424

Owner

Charles Gauss
5660 Lucas Road
Canandaigua, NY 14424

Project Type

2-lot
subdivision -
lots too
small/lot
frontage

Project Location

3390 Hopkins Road

Tax Map #

96.00-1-33.211

TYPE OF APPLICATION:

Area Variance Use Variance Interpretation Rehearing

SEQR:

Type I Type II

Variance/Interpretation Requested: Shall the applicant be granted an area variance for a two lot subdivision with a road frontage for Parcel A of 147 ft. when 200 ft. is required? Applicant is requesting 53 foot variance in the AR-2 zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

APPLICANT REQUEST:

Granted Denied Continued to:

See attached resolution(s)

VOTING:

Terence Robinson	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Rick Szkapi	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Chip Sahler	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Gary Davis	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Graham Smith	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

REASONS/CONDITIONS:

Certified By: _____
Chairperson, Zoning Board of Appeals

Date: _____

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Zoning Board of Appeals Decision Notification

Public Hearing Opened:

Meeting Date: 5/20/2014

Public Hearing Closed:

Project: 032-14

<u>Applicant</u>	<u>Owner</u>	<u>Project Type</u>	<u>Project Location</u>	<u>Tax Map #</u>
Deb Holland 5431 Wells Curtice Road Canandaigua, NY 14424	Deb Holland 5431 Wells Curtice Road Canandaigua, NY 14424	Place horse barn in front yard	5431 Wells Curtice Road	140.00-1-18.100

TYPE OF APPLICATION:

Area Variance Use Variance Interpretation Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a one stall horse barn with a front setback of 60.3' when 100' is required? Applicant is requesting a 39.1' variance in the RR-3 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:

Terence Robinson	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
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Chip Sahler	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Gary Davis	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Graham Smith	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

REASONS/CONDITIONS:

Certified By: _____
Chairperson, Zoning Board of Appeals

Date: _____