

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

## ZONING BOARD OF APPEALS

Tuesday, July 21, 2015, 6:00 p.m.

### MEETING AGENDA

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**MEETING CALLED BY:** Terence Robinson, Chairperson  
**BOARD MEMBERS:** David Emery, Bob Hilliard, Kelly La Voie, Chip Sahler  
**ALTERNATE MEMBER:** Carol Ingle  
**SECRETARY:** Cheryl Berry  
**STAFF MEMBERS:** Amanda Catalfamo, Development Office  
Douglas Finch, Director of Development  
Christian Nadler, Attorney

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#### PLEDGE OF ALLEGIANCE

#### CONTINUED PUBLIC HEARINGS:

CPN-031-15 Torchia Structural Engineering, representing Cheshire Community Action Team, owner of property at 4270 NYS Route 21, TM#125.12-1-40.000, is requesting area variances for the expansion of a pre-existing non-conformity (Cheshire Meeting Hall) in the NC zoning district.

CPN-037-15 Sarah Genecco, owner of property at 1880 NYS Route 332, TM#55.02-1-7.100, is requesting an area variance for a commercial addition in the CC zoning district (Flowers by Stella).

#### NEW PUBLIC HEARINGS:

CPN-041-15 Cheney & Blair LLP, representing Summit PPX 2911 LLC, owner of property at 3400 Poplar Beach Road, TM#98.15-1-1.100, is requesting an interpretation of four individual "Notice of Violation: Order to Remedy" issued by the code enforcement officer, dated April 20, 2015.

CPN-043-15 Daniel Pope Architects, representing Todd & Barbara Randall, owners of property at 3322 Fallbrook Park, TM#98.11-1-11.000, is requesting area variances to construct a residential addition in the RLD zoning district.

CPN-046-15 Fields Construction, representing Douglas & Georgia Lamb, owners of property at 3860 County Road 16, TM#113.13-1-1.000, is requesting area variances to construct a lakeside accessory structure in the RLD zoning district.

CPN-048-15 David & Jacqueline Lyttle, owners of property at 4854 Ashton Place, TM#97.04-1-40.000, are requesting an area variance to construct a residential addition in the R-1-20 zoning district.

**CLOSED PUBLIC HEARINGS:** *None at this time*

#### BOARD BUSINESS:

1. Approval of June 16, 2015 Meeting Minutes
2. Review of Next Month's Agenda (August 18, 2015)
3. Requests for Rehearing: *None at this time*
4. Amendment of Approval: Grove for Bell, 4865-4885 Co. Rd. 16, detached garage in front yard

# 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:**

**Meeting Date: 7/21/2015**

**Public Hearing Closed:**

**Project: 015-15**

**Applicant**

Grove Engineering  
8677 State Route 53  
Naples, NY 14512

**Owner**

Joseph & Mary Bell  
4885 County Road 16  
Canandaigua, NY 14424

**Project Type**

Re-locate  
detached  
garage

**Project Location**

4865 County Road 16

**Tax Map #**

140.18-1-8.111

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to relocate a detached garage with a front setback of 70.7' when 142.2' are required. Applicant is requesting a 71.5' 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: August 18, 2015

See attached resolution(s)

Chairman Robinson made a motion to reopen and rehear the application in light of the fact there was a substantial change in the variance request from what was approved in April 2015. Kelly seconded the motion and roll call vote was taken.

**VOTING:**

Carol Ingle	<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
Kelly LaVoie	<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

Chairman Robinson made a motion to reopen the Public Hearing and vote on the revised variance. Carol Ingle seconded the motion. Motion failed to pass since it needed to be unanimous and Board Member Emery voted No. Application will be heard and voted on August 18, 2015.

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

Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened: 6/16/2015**

**Meeting Date: 7/21/2015**

**Public Hearing Closed: 7/21/2015**

**Project: 031-15**

<u>Applicant</u>	<u>Owner</u>	<u>Project Type</u>	<u>Project Location</u>	<u>Tax Map #</u>
Torchia Structural Engineering 625 Panorama Trail Suite 2210 Rochester, NY 14625	Cheshire Community Action Team 4338 Labrador Lane Canandaigua, NY 14424	Site modifications/addition (Cheshire Grange)	4270 NYS Route 21	125.12-1-40.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a commercial addition to a pre-existing non-conforming structure when such expansion is not permitted? Applicant is requesting a front setback of 1.38' when 100' are required. Applicant is seeking a 98.62' area variance in the NC 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:**

Carol Ingle	<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
Kelly LaVoie	<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:**

See attached Findings of Fact.

Certified By: \_\_\_\_\_  
Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened: 6/16/2015**

**Meeting Date: 7/21/2015**

**Public Hearing Closed: 7/21/2015**

**Project: 031-15**

<u>Applicant</u>	<u>Owner</u>	<u>Project Type</u>	<u>Project Location</u>	<u>Tax Map #</u>
Torchia Structural Engineering 625 Panorama Trail Suite 2210 Rochester, NY 14625	Cheshire Community Action Team 4338 Labrador Lane Canandaigua, NY 14424	Site modifications/addition (Cheshire Grange)	4270 NYS Route 21	125.12-1-40.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a commercial addition to a pre-existing non-conforming structure when such expansion is not permitted? Applicant is requesting a left setback of .38' when 100' are required. Applicant is seeking a 99.62' area variance in the NC zoning district.

**APPLICANT REQUEST:**

Granted     Denied     Continued to:

See attached resolution(s)

**SEQR:**

Type I     Type II

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**VOTING:**

Carol Ingle	<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
Kelly LaVoie	<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:**

See attached Findings of Fact.

Certified By: \_\_\_\_\_  
Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened: 6/16/2015**

**Meeting Date: 7/21/2015**

**Public Hearing Closed: 7/21/2015**

**Project: 031-15**

<u>Applicant</u>	<u>Owner</u>	<u>Project Type</u>	<u>Project Location</u>	<u>Tax Map #</u>
Torchia Structural Engineering 625 Panorama Trail Suite 2210 Rochester, NY 14625	Cheshire Community Action Team 4338 Labrador Lane Canandaigua, NY 14424	Site modifications/addition (Cheshire Grange)	4270 NYS Route 21	125.12-1-40.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a commercial addition to a pre-existing non-conforming structure when such expansion is not permitted? Applicant is requesting a right setback of 6.56' when 20' are required. Applicant is seeking a 13.44' area variance in the NC 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:**

Carol Ingle	<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
Kelly LaVoie	<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:**

See attached Findings of Fact.

Certified By: \_\_\_\_\_  
Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened: 6/16/2015**

**Meeting Date: 7/21/2015**

**Public Hearing Closed: 7/21/2015**

**Project: 031-15**

<u>Applicant</u>	<u>Owner</u>	<u>Project Type</u>	<u>Project Location</u>	<u>Tax Map #</u>
Torchia Structural Engineering 625 Panorama Trail Suite 2210 Rochester, NY 14625	Cheshire Community Action Team 4338 Labrador Lane Canandaigua, NY 14424	Site modifications/addition (Cheshire Grange)	4270 NYS Route 21	125.12-1-40.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a commercial addition to a pre-existing non-conforming structure when such expansion is not permitted? Applicant is requesting to allow zero parking spaces when 30 are required. Applicant is requesting a 30 parking space variance in the NC 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:**

Carol Ingle	<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
Kelly LaVoie	<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:**

See attached Findings of Fact.

Certified By: \_\_\_\_\_  
Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

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**Public Hearing Opened:**

**Meeting Date:** 7/21/2015

**Public Hearing Closed:**

**Project:** 037-15

<b><u>Applicant</u></b>	<b><u>Owner</u></b>	<b><u>Project Type</u></b>	<b><u>Project Location</u></b>	<b><u>Tax Map #</u></b>
Sarah Genecco 1880 NYS Route 332 Canandaigua, NY 14424	Sarah Genecco 1880 NYS Route 332 Canandaigua, NY 14424	Commercial addition - Flowers by Stella	1880 NYS Route 332	55.02-1-7.100

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**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested:

**SEQR:**

Type I     Type II

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to: August 18, 2015

See attached resolution(s)

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**VOTING:**

David Emery	___ AYE	___ NAY	___ Abstained
Chip Sahler	___ AYE	___ NAY	___ Abstained
Kelly La Voie	___ AYE	___ NAY	___ Abstained
Carol Ingle	___ AYE	___ NAY	___ Abstained
Terence Robinson	___ AYE	___ NAY	___ Abstained

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_  
Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

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**Public Hearing Opened:**

**Meeting Date: 7/21/2015**

**Public Hearing Closed:**

**Project: 041-15**

**Applicant**

Cheney & Blair LLP  
40 South Main Street  
Canandaigua, NY 14424

**Owner**

Summit PPX 2911, LP  
216 Genesee Street  
Chittenango, NY 13037

**Project Type**

Interpretation  
of stop work  
orders/CEO  
Determination

**Project Location**

3400 Poplar Beach  
Road

**Tax Map #**

98.15-1-1.100

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**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the decision of the Code Enforcement Officer be upheld issued in Notices of Violation dated April 20, 2015?

**SEQR:**

Type I     Type II

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued to: August 18, 2015

See attached resolution(s)

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**VOTING:**

David Emery                      \_\_\_ AYE                      \_\_\_ NAY                      \_\_\_ Abstained

Chip Sahler                      \_\_\_ AYE                      \_\_\_ NAY                      \_\_\_ Abstained

Kelly La Voie                      \_\_\_ AYE                      \_\_\_ NAY                      \_\_\_ Abstained

Carol Ingle                      \_\_\_ AYE                      \_\_\_ NAY                      \_\_\_ Abstained

Terence Robinson                      \_\_\_ AYE                      \_\_\_ NAY                      \_\_\_ Abstained

**REASONS/CONDITIONS:**

Certified By: \_\_\_\_\_  
Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_



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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:7/21/2015**

**Meeting Date: 7/21/2015**

**Public Hearing Closed:7/21/2015**

**Project: 043-15**

**Applicant**

Daniel Pope, Architect  
59 Summit Street  
Fairport, NY 14450

**Owner**

Todd & Barbara Randall  
3322 Fallbrook Park  
Canandaigua, NY 14424

**Project Type**

Two-story  
residential  
addition w/  
covered patio

**Project Location**

3322 Fallbrook Park

**Tax Map #**

98.11-1-11.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to expand a pre-existing non-conformity (single family residence) when expansions of pre-existing non-conformities are not permitted? Applicant is requesting a 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:**

Carol Ingle

AYE

NAY

Abstained

Dave Emery

AYE

NAY

Abstained

Kelly LaVoie

AYE

NAY

Abstained

Chip Sahler

AYE

NAY

Abstained

Terence Robinson

AYE

NAY

Abstained

**REASONS/CONDITIONS:**

See attached Findings of Fact.

Certified By: \_\_\_\_\_  
Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

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**Public Hearing Opened:7/21/2015**

**Meeting Date: 7/21/2015**

**Public Hearing Closed:7/21/2015**

**Project: 043-15**

**Applicant**

Daniel Pope, Architect  
59 Summit Street  
Fairport, NY 14450

**Owner**

Todd & Barbara Randall  
3322 Fallbrook Park  
Canandaigua, NY 14424

**Project Type**

Two-story  
residential  
addition w/  
covered patio

**Project Location**

3322 Fallbrook Park

**Tax Map #**

98.11-1-11.000

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**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to expand a pre-existing non-conformity (single family residence) with a percentage of building coverage of 30.7% when no more than 25% is permitted? Applicant is requesting a 5.7% building coverage 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)

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**VOTING:**

Carol Ingle	<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
Kelly LaVoie	<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:**

See attached Findings of Fact.

Certified By: \_\_\_\_\_  
Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:7/21/2015**

**Meeting Date: 7/21/2015**

**Public Hearing Closed:7/21/2015**

**Project: 043-15**

**Applicant**

Daniel Pope, Architect  
59 Summit Street  
Fairport, NY 14450

**Owner**

Todd & Barbara Randall  
3322 Fallbrook Park  
Canandaigua, NY 14424

**Project Type**

Two-story  
residential  
addition w/  
covered patio

**Project Location**

3322 Fallbrook Park

**Tax Map #**

98.11-1-11.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to expand a pre-existing non-conformity (single family residence) with a percentage of lot coverage of 48.6% when no more than 40% is permitted?  
Applicant is requesting an 8.6% lot coverage 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:**

Carol Ingle	<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
Kelly LaVoie	<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:**

See attached Findings of Fact.

Certified By: \_\_\_\_\_  
Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:7/21/2015**

**Meeting Date: 7/21/2015**

**Public Hearing Closed:7/21/2015**

**Project: 046-15**

**Applicant**

Fields Construction  
4608 County Road 1  
Canandaigua, NY 14424

**Owner**

Douglas & Georgia  
Lamb  
3860 County Road 16  
Canandaigua, NY 14424

**Project Type**

Lakeside  
accessory  
structure

**Project Location**

3860 County Road 16

**Tax Map #**

113.13-1-1.100

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct an accessory structure on the lakeside portion of the lot with a setback to County Road 16 of 5.7' when 10' is required? Applicant is requesting an area variance of 4.3' to the front setback 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:**

Carol Ingle	<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
Kelly LaVoie	<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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input checked="" type="checkbox"/> Abstained

**REASONS/CONDITIONS:**

See attached Findings of Fact.

Certified By: \_\_\_\_\_  
Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:7/21/2015**

**Meeting Date: 7/21/2015**

**Public Hearing Closed:7/21/2015**

**Project: 048-15**

**Applicant**

David & Jacqueline Lyttle  
4854 Ashton Place  
Canandaigua, NY 14424

**Owner**

David & Jacqueline  
Lyttle  
4854 Ashton Place  
Canandaigua, NY 14424

**Project Type**

Residential  
addition

**Project Location**

4854 Ashton Place

**Tax Map #**

97.04-1-40.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a residential addition with a front setback of 28.8' when 40' is required? An area variance of 11.2' for the front setback is being requested in the R-1-20 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:**

Carol Ingle

AYE

NAY

Abstained

Dave Emery

AYE

NAY

Abstained

Kelly LaVoie

AYE

NAY

Abstained

Chip Sahler

AYE

NAY

Abstained

Terence Robinson

AYE

NAY

Abstained

**REASONS/CONDITIONS:**

See attached Findings of Fact.

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

Chairman, Zoning Board of Appeals

Date: \_\_\_\_\_

*Town of Canandaigua*  
5440 Routes 5 & 20 West  
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(585) 394-1120 / Fax (585) 394-9476

**Canandaigua Zoning Board of Appeals Resolution**

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

FILE # CPN-031-15

APPLICANT: TORCHIA STRUCTURAL, CHESHIRE COMMUNITY ACTION, 4270  
NYS ROUTE 21

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 Chip Sahler at a regularly scheduled meeting of the ZBA held on Tuesday, July 21, 2015. Following discussion therein, the following roll call vote was taken and recorded:

<b><u>VOTING:</u></b>	Chip Sahler	<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
	David Emery	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
	Carol Ingle	<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 July 21, 2015 meeting.

\_\_\_\_\_  
Cheryl Berry, Secretary of the ZBA

*Town of Canandaigua*  
5440 Routes 5 & 20 West

**Canandaigua Zoning Board of Appeals Resolution**

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

FILE # CPN-043-15

APPLICANT: DANIEL POPE FOR TODD & BARBARA RANDALL, 3322  
FALLBROOK PARK

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 Chip Sahler at a regularly scheduled meeting of the ZBA held on Tuesday, July 21, 2015. Following discussion therein, the following roll call vote was taken and recorded:

<b><u>VOTING:</u></b>	Chip Sahler	<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
	David Emery	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
	Carol Ingle	<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 July 21, 2015 meeting.

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Cheryl Berry, Secretary of the ZBA

*Town of Canandaigua*  
5440 Routes 5 & 20 West  
Canandaigua, NY 14424  
(585) 394-1120 / Fax (585) 394-9476

**Canandaigua Zoning Board of Appeals Resolution**

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

FILE # CPN-046-15

APPLICANT: FIELDS CONSTRUCTION FOR DOUGLAS & GEORGIA LAMB,  
3860 COUNTY ROAD 16

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 Chip Sahler and seconded by Kelly LaVoie at a regularly scheduled meeting of the ZBA held on Tuesday, July 21, 2015. Following discussion therein, the following roll call vote was taken and recorded:

<b><u>VOTING:</u></b>	Chip Sahler	<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
	David Emery	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
	Carol Ingle	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
	Terence Robinson	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input checked="" 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 July 21, 2015 meeting.

\_\_\_\_\_  
Cheryl Berry, Secretary of the ZBA



*Town of Canandaigua*  
5440 Routes 5 & 20 West  
Canandaigua, NY 14424  
(585) 394-1120 / Fax (585) 394-9476

**Canandaigua Zoning Board of Appeals Resolution**

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

FILE # CPN-048-15

APPLICANT: DAVID & JACQUELINE LAMB, 4854 ASHTON PLACE

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 Kelly LaVoie and seconded by Dave at a regularly scheduled meeting of the ZBA held on Tuesday, July 21, 2015. Following discussion therein, the following roll call vote was taken and recorded:

<b><u>VOTING:</u></b>	Chip Sahler	<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
	David Emery	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
	Carol Ingle	<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 July 21, 2015 meeting.

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Cheryl Berry, Secretary of the ZBA