

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

## ZONING BOARD OF APPEALS

Tuesday, August 19, 2014, 6:00 p.m.

### MEETING AGENDA

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**MEETING CALLED BY:** Graham Smith, Chairperson  
**BOARD MEMBERS:** Gary Davis, Kelly La Voie, Terence Robinson, Chip Sahler  
**ALTERNATE MEMBER:** Roy Beecher  
**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-037-14 Parrone Engineering, representing Christa Construction, owner of property on Parkside Drive, TM#70.11-1-31.000, is requesting an area variance to construct a 48-unit apartment complex in the MR zoning district.
- CPN-038-14 Scott Harter, representing Peter & Susan Schottland, owners of property at 4711 North Menteth Drive, TM#140.11-1-20.000, is requesting an area variance to place an accessory structure in the RLD zoning district.

#### NEW PUBLIC HEARINGS:

- CPN-052-14 Richard Hribar, owner of property at 4332 Labrador Lane, TM#125.16-1-7.000, is requesting an area variance to construct an accessory building (pole barn) in the R-1-30 zoning district.
- CPN-053-14 David & Darlene Clawson, owners of property at 3088 Old Brookside Lane, TM#83.10-1-100.000, are requesting an area variance to construct a deck on the rear of a single-family dwelling in the PUD zoning district.
- CPN-054-14 Adam Tellier, representing Pauline Puccia, owner of property at 3576 County Road 16, TM#98.17-1-19.000, is requesting area variances to place an accessory structure on the lakeside portion of a lot in the RLD zoning district.
- CPN-055-14 Venezia Associates, representing Michael Spoleta, owner of property at 3448 Poplar Beach Road, TM#98.15-1-16.111, is requesting area variances to tear down and reconstruct a single-family dwelling in the RLD zoning district.

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

#### BOARD BUSINESS:

1. Approval of July 15, 2014 Meeting Minutes
2. Review of Next Month's Agenda (September 16, 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

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## Zoning Board of Appeals Decision Notification

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**Public Hearing Opened: 7/15/2014**

**Meeting Date: 8/19/2014**

**Public Hearing Closed:**

**Project: 037-14**

**Applicant**

Parrone Engineering  
349 West Commercial  
Street, Suite 3200  
East Rochester, NY 14445

**Owner**

Christa Construction  
119 Victor Heights  
Parkway  
Victor, NY 14564

**Project Type**

Second curb  
cut for 48-unit  
apartment  
complex  
(Depaul)

**Project Location**

\*\*\*\* Parkside Drive

**Tax Map #**

70.11-1-31.000

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**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing     Type I     Type II

Variance/Interpretation Requested:    Shall the applicant be granted an area variance to construct a 48-unit apartment complex with a second point of access to a public street when one point of access is permitted. Applicant is requesting an area variance to allow a second point of access in the MR zoning district.

**SEQR:**

Unlisted  
 See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued  
 See attached resolution(s)

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**VOTING:**

Terence Robinson	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Kelly LaVoie	<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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**Meeting Date: 7/15/2014**

**Public Hearing Closed:**

**Project: 037-14**

**Applicant**

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349 West Commercial  
Street, Suite 3200  
East Rochester, NY 14445

**Owner**

Christa Construction  
119 Victor Heights  
Parkway  
Victor, NY 14564

**Project Type**

Second curb  
cut for 48-unit  
apartment  
complex  
(Depaul)

**Project Location**

\*\*\*\* Parkside Drive

**Tax Map #**

70.11-1-31.000

**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 construct a 48-unit apartment complex with only 48 parking spaces when 96 are required. Applicant is requesting an area variance to the number of parking spaces in the MR zoning district.

Unlisted

See Attached resolution(s)

Negative Declaration Date:

Positive Declaration Date:

**APPLICANT REQUEST:**

Granted     Denied     Continued

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
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**REASONS/CONDITIONS:**

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

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

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## Zoning Board of Appeals Decision Notification

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**Public Hearing Opened:**

**Meeting Date: 8/19/2014**

**Public Hearing Closed:**

**Project: 038-14**

**Applicant**

Scott Harter  
7171 Victor-Pittsford Road  
Victor, NY 14564

**Owner**

Peter & Susan  
Schottland  
4711 Menteth Drive  
Canandaigua, NY 14424

**Project Type**

Variance -  
accessory  
structure

**Project Location**

4711 North Menteth  
Drive

**Tax Map #**

140.11-1-20.000

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**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing     Type I     Type II

Variance/Interpretation Requested:    Shall the applicant be granted an area variance to place a 216 s.f. accessory structure in the front yard of a single family dwelling when accessory structures are not permitted in front yards? Applicant is requesting an area variance in the RLD zoning district.

**SEQR:**

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:**

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: \_\_\_\_\_

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date: 8/19/2014**

**Public Hearing Closed:**

**Project: 052-14**

**Applicant**

Richard Hribar  
4332 Labrador Lane  
Canandaigua, NY 14424

**Owner**

Richard Hribar  
4332 Labrador Lane  
Canandaigua, NY 14424

**Project Type**

Replacement  
of non-  
conforming  
accessory  
structure

**Project Location**

4332 Labrador Lane

**Tax Map #**

125.16-1-7.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**Variance/Interpretation Requested:** Shall the applicant be granted an area variance to construct an accessory building (pole barn) with a ride side setback of 6.5' when 15' is required? Applicant is requesting an 8.5' area variance to the right side setback in the R-1-30 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:**

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

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**Project: 052-14**

**Applicant**

Richard Hribar  
4332 Labrador Lane  
Canandaigua, NY 14424

**Owner**

Richard Hribar  
4332 Labrador Lane  
Canandaigua, NY 14424

**Project Type**

Replacement  
of non-  
conforming  
accessory  
structure

**Project Location**

4332 Labrador Lane

**Tax Map #**

125.16-1-7.000

---

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**Variance/Interpretation Requested:** Shall the applicant be granted an area variance to construct an accessory building (pole barn) with a height of 18' when only 16' is allowed? Applicant is requesting a 2' area variance to the height in the R-1-30 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:**

Terence Robinson	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
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**REASONS/CONDITIONS:**

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## Zoning Board of Appeals Decision Notification

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**Public Hearing Closed:**

**Project: 052-14**

**Applicant**

Richard Hribar  
4332 Labrador Lane  
Canandaigua, NY 14424

**Owner**

Richard Hribar  
4332 Labrador Lane  
Canandaigua, NY 14424

**Project Type**

Replacement  
of non-  
conforming  
accessory  
structure

**Project Location**

4332 Labrador Lane

**Tax Map #**

125.16-1-7.000

---

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

**Variance/Interpretation Requested:** Shall the applicant be granted an area variance to construct an accessory building (pole barn) with a ride side setback of 5.8' when 15' is required? Applicant is requesting a 9.2' area variance to the right side setback in the R-1-30 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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**REASONS/CONDITIONS:**

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date: 8/19/2014**

**Public Hearing Closed:**

**Project: 053-14**

**Applicant**

Dave & Darlene Clawson  
3088 Old Brookside Lane  
Canandaigua, NY 14424

**Owner**

Dave & Darlene  
Clawson  
3088 Old Brookside  
Lane  
Canandaigua, NY 14424

**Project Type**

Construct a  
sun room /  
rear deck

**Project Location**

3088 Old Brookside  
Lane

**Tax Map #**

83.10-1-100.000

**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 construct a deck and three-season room on the rear of a single family dwelling with a setback to the rear property line of 30.3' when 40' is required? Applicant is requesting a 9.7' area variance in the PID 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:**

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

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date: 8/19/2014**

**Public Hearing Closed:**

**Project: 053-14**

**Applicant**

Dave & Darlene Clawson  
3088 Old Brookside Lane  
Canandaigua, NY 14424

**Owner**

Dave & Darlene  
Clawson  
3088 Old Brookside  
Lane  
Canandaigua, NY 14424

**Project Type**

Construct a  
sun room /  
rear deck

**Project Location**

3088 Old Brookside  
Lane

**Tax Map #**

83.10-1-100.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a deck and three-season room on the rear of a single family dwelling with a lot coverage of 26.3% when only 25% is allowed? Applicant is requesting a 1.3% area variance to the percentage of building coverage in the PID 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:**

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## Zoning Board of Appeals Decision Notification

**Public Hearing Opened:**

**Meeting Date: 8/19/2014**

**Public Hearing Closed:**

**Project: 054-14**

**Applicant**

Adam Tellier  
560 List Avenue  
Rochester, NY 14617

**Owner**

Pauline Puccia  
3576 County Road 16  
Canandaigua, NY 14424

**Project Type**

Replacement  
of lakeside  
accessory  
structure

**Project Location**

3576 County Road 16

**Tax Map #**

98.17-1-19.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a lakeside accessory structure with a setback to the road right of way of County Road 16 of 3' when 10' is required? Applicant is requesting a 7' 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:

See attached resolution(s)

**VOTING:**

Terence Robinson	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
Kelly LaVoie	<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:**

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

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**Public Hearing Closed:**

**Project: 054-14**

**Applicant**

Adam Tellier  
560 List Avenue  
Rochester, NY 14617

**Owner**

Pauline Puccia  
3576 County Road 16  
Canandaigua, NY 14424

**Project Type**

Replacement  
of lakeside  
accessory  
structure

**Project Location**

3576 County Road 16

**Tax Map #**

98.17-1-19.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a lakeside accessory structure with a rear setback of 8' when 25' is required? Applicant is requesting a 17' 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:

See attached resolution(s)

**VOTING:**

Terence Robinson	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
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**REASONS/CONDITIONS:**

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

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

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**Meeting Date: 8/19/2014**

**Public Hearing Closed:**

**Project: 054-14**

**Applicant**

Adam Tellier  
560 List Avenue  
Rochester, NY 14617

**Owner**

Pauline Puccia  
3576 County Road 16  
Canandaigua, NY 14424

**Project Type**

Replacement  
of lakeside  
accessory  
structure

**Project Location**

3576 County Road 16

**Tax Map #**

98.17-1-19.000

---

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing     Type I     Type II

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a lakeside accessory structure with a setback to the mean high water mark of 8' when 25' is required? Applicant is requesting a 17' area variance in the RLD zoning district.

**SEQR:**

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:**

Terence Robinson	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained
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**Public Hearing Closed:**

**Project: 054-14**

**Applicant**

Adam Tellier  
560 List Avenue  
Rochester, NY 14617

**Owner**

Pauline Puccia  
3576 County Road 16  
Canandaigua, NY 14424

**Project Type**

Replacement  
of lakeside  
accessory  
structure

**Project Location**

3576 County Road 16

**Tax Map #**

98.17-1-19.000

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to construct a lakeside accessory structure with a height of 14' when only 10' is allowed? Applicant is requesting a 4' 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:

See attached resolution(s)

**VOTING:**

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**REASONS/CONDITIONS:**

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

Chairperson, Zoning Board of Appeals

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

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**Meeting Date: 8/19/2014**

**Public Hearing Closed:**

**Project: 054-14**

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Adam Tellier  
560 List Avenue  
Rochester, NY 14617

**Owner**

Pauline Puccia  
3576 County Road 16  
Canandaigua, NY 14424

**Project Type**

Replacement  
of lakeside  
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**Project Location**

3576 County Road 16

**Tax Map #**

98.17-1-19.000

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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 construct a lakeside accessory structure with 396 s.f. when only 100 s.f. are allowed? Applicant is requesting a 296' 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:

See attached resolution(s)

---

**VOTING:**

Terence Robinson

AYE

NAY

Abstained

Kelly LaVoie

AYE

NAY

Abstained

Chip Sahler

AYE

NAY

Abstained

Gary Davis

AYE

NAY

Abstained

Graham Smith

AYE

NAY

Abstained

**REASONS/CONDITIONS:**

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

Chairperson, Zoning Board of Appeals

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

# 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: 8/19/2014**

**Public Hearing Closed:**

**Project: 055-14**

**Applicant**

Venezia Associates  
5120 Laura Lane  
Canandaigua, NY 14424

**Owner**

Michael Spoleta  
7 Van Auker Street  
Rochester, NY 14608

**Project Type**

Construct a  
single-family  
dwelling

**Project Location**

3448 Poplar Beach  
Road

**Tax Map #**

98.15-1-16.110

---

**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 tear down and rebuild a single family dwelling with a setback to the road right-of-way of Poplar Beach Road of 56.8' when 60' is required? Applicant is requesting 3.2' area variance in the RLD 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
Kelly LaVoie	<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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Rochester, NY 14608

**Project Type**

Construct a  
single-family  
dwelling

**Project Location**

3448 Poplar Beach  
Road

**Tax Map #**

98.15-1-16.110

---

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to tear down and rebuild a single family dwelling with a rear setback to Canandaigua Lake of 13.2' when 60' is required? Applicant is requesting 46.8' 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:

See attached resolution(s)

---

**VOTING:**

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

**REASONS/CONDITIONS:**

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

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**Owner**

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**Project Type**

Construct a  
single-family  
dwelling

**Project Location**

3448 Poplar Beach  
Road

**Tax Map #**

98.15-1-16.110

---

**TYPE OF APPLICATION:**

Area Variance     Use Variance     Interpretation     Rehearing

Variance/Interpretation Requested: Shall the applicant be granted an area variance to tear down and rebuild a single family dwelling with a setback to the mean high water mark of 13.2' when 25' is required? Applicant is requesting 11.8' 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:

See attached resolution(s)

---

**VOTING:**

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

**REASONS/CONDITIONS:**

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**Owner**

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Rochester, NY 14608

**Project Type**

Construct a  
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dwelling

**Project Location**

3448 Poplar Beach  
Road

**Tax Map #**

98.15-1-16.110

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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 tear down and rebuild a single family dwelling with a left side setback of 5.2' when 12' is required? Applicant is requesting 6.8' 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:

See attached resolution(s)

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**VOTING:**

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

**REASONS/CONDITIONS:**

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

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**Public Hearing Closed:**

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**Owner**

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Rochester, NY 14608

**Project Type**

Construct a  
single-family  
dwelling

**Project Location**

3448 Poplar Beach  
Road

**Tax Map #**

98.15-1-16.110

**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 tear down and rebuild a single family dwelling with a right side setback of 5' when 12' is required? Applicant is requesting 7' area variance in the RLD 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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Graham Smith	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

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**Project Location**

3448 Poplar Beach  
Road

**Tax Map #**

98.15-1-16.110

---

**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 tear down and rebuild a single family dwelling with lot coverage of 26% when no more than 15% is allowed? Applicant is requesting an 11% variance to the lot coverage in the RLD 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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Graham Smith	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> Abstained

**REASONS/CONDITIONS:**

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

Chairperson, Zoning Board of Appeals

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