

Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424 • (585) 394-1120

PLANNING BOARD MEETING AGENDA

Tuesday, September 26, 2023 6:00 p.m.

Agenda rev. 4

This meeting will be held in person, as well as via Zoom:

<https://us02web.zoom.us/j/81442442567?pwd=WTa2MEREOG81clhYdHp4QXc2V0QvUT09>

Meeting ID: 814 4244 2567 Passcode: 225711

To be admitted to the Zoom meeting, you must identify yourself.
Either have your Zoom name set appropriately or chat your name to the meeting facilitator.

Meeting called by: Charles Oyler, Chairperson

Board Members: Bob Lacourse, Vice Chairperson, Amanda VanLaeken, Mark Tolbert, Scott Neal

Alternate Member: Tim Schneider

Secretary: Karine Hatch

Staff Members: Kristin Smith, Zoning Officer

Kim Burkard, Remote Access Facilitator

Lance Brabant, MRB Group

Christian Nadler, Planning Board Attorney

- **Recite the Pledge of Allegiance**
- **Zoom Meeting Protocol**
- **Introduction of Board Members and Staff**
- **Overview of Emergency Evacuation Procedure**
- **Privilege of the Floor**
- **Attest to the Publishing of Legal Notices**

Continued Public Hearings:

CPN-23-061 / CPN-23-072 Jared Lusk, Nixon Peabody LLP, 1300 Clinton Square, Rochester, NY 14604; representing Heidi Colf, 4545 State Route 21, Canandaigua, NY 14424; owner of property at 4430 Duel Road, Canandaigua, NY 14424. TM#125.00-1-31.111. Requesting Special Use Permit and Site Plan Approval for construction and operation of a 155' communications tower (plus 4' lightning rod). Continued from August 22, 2023 to September 26, 2023.

CPN-23-059 Rita Kozak, Bergmann, 280 East Broad Street, Rochester, NY 14604; representing John Aikey, 221 Davidson Avenue, Canandaigua, NY 14424; owner of property at 2890 County Road 10, Canandaigua, NY 14424. TM#84.00-1-17.200. Requesting Site Plan Approval and Special Use Permit for 15+ acre solar farm in Industrial Zone. Continued from August 22, 2023 to October 24, 2023.

Closed Public Hearings: None at this time

Continued Site Plans:

CPN-23-041 Alfred LaRue, McMahon LaRue Associates, Webster, NY 14580; representing Tom Delaney, 3492 Sandy Beach Drive, Canandaigua, NY 14424; owner of property at 3492 Sandy Beach Drive, Canandaigua, NY 14424. TM# 98.15-1-55.000. Requesting Amendment to Approval. Owner wishes to keep impervious area east of the access road which would put impervious cover at 40.4% (when 30% is required). Continued from July 25, 2023 to September 26, 2023.

CPN-23-047 Logan Rockcastle, Marks Engineering, PC, 4303 Routes 5&20, Canandaigua, NY 14424; representing Ann Wall, 3318 Fallbrook Park, Canandaigua, NY 14424; owner of property at 3318 Fallbrook Park, Canandaigua, NY 14424. TM#98.11-1-9.000. Requesting Site Plan Approval of new deck and teardown-rebuild of garage. Variances needed for building coverage (35.5% proposed where 25% is required) and lot coverage (44.9% proposed where 40% is required). Continued at August 15, 2023 ZBA to September 19, 2023 ZBA so being continued to September 26, 2023.

CPN-23-030 / CPN-23-031 / CPN-23-032 / CPN-23-057 Mariely Adames, Vanguard Engineering PC, 133 South Fitzhugh Street, Rochester, NY 14608; representing Douglas Bennett, 31 Delancey Court, Pittsford, NY 14534; owner of property at 4855 Island Beach Drive, Canandaigua, NY 14424. TM#98.09-1-14.000. Requesting Site Plan Approval for firepit seating area, deck extension, new patio, retaining walls, stone steps to beach area. Demolition of existing deck steps and deck also proposed. Linked applications: CPN-23-057, seven variances seeking approval. Continued at the September 19, 2023 ZBA so being continued to October 24, 2023.

New Public Hearings: None at this time

New Site Plans:

CPN-23-068 / CPN-23-069 Charles Smith, Design Works Architecture, 6 North Main Street, Suite 104, Fairport, NY 14450; representing Kathy Hoff, 3444 Poplar Beach, Canandaigua, NY 14424; owner of property at 3444 Poplar Beach, Canandaigua, NY 14424. TM#98.15-1-15.110. Requesting Site Plan Approval for addition to single-family residence and construction of new detached garage. Variances requested for garage front setback, addition front setback, and building coverage.

CPN-23-074 / CPN-23-082 Logan Rockcastle, Marks Engineering, 4303 Route 5&20, Canandaigua, NY 14424; representing Robert Updike, 880 Macintosh Drive, Rochester, NY 14626; owner of property at 3464 Sandy Drive, Canandaigua, NY 14424. TM#98.15-1-21.200. Requesting Site Plan Approval for tear down and rebuild of single-family residence and detached garage. Variances requested for side setback for residence, side setback for block wall, front setback for garage, and front setback for residence. ZBA continued to 10/17/23. Planning Board continued to 10/24/23.

Sketch Plan Review: None at this time

Request for Extension: None at this time

Board Business:

- Approval of *September 12, 2023* meeting minutes
- Surety/Letter of Credit Releases:

- Other Business:
- Referrals from Town Board:
- Referrals from Others:
- Recommendations from Zoning Board of Appeals or Code Enforcement Officer
- Special Projects/Comprehensive Plan:
- Available training:

Upcoming Applications:

See Cloudpermit for upcoming application information.

Adjournment