

# Town of Canandaigua

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

## PLANNING BOARD MEETING AGENDA

**Tuesday, October 10, 2023 6:00 p.m.**

**Agenda rev. 2**

**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-23-059 / CPN-23-098 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. A waiver from the SUP rule about the 50' buffer requested. Continued from August 22, 2023 to October 10, 2023.**

**Closed Public Hearings:** None at this time

### **Continued Site Plans:**

**CPN-23-044 Sara Costich King, Costich Engineering, 217 Lake Avenue, Rochester, NY 14608; representing Karen Kosten, 1500 Brooks Avenue, Rochester, NY 14603; owner of property at 4417 County Road 16, Canandaigua, NY 14424. TM#126.16-2-3.310. Requesting Site Plan Approval for the proposed clearing of 3.6 acres of trees and vegetation for increased lawn area.**

Continued from July 25, 2023 to October 10, 2023.

**CPN-23-037 / CPN-23-041 / CPN-23-077 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 November 14, 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 November 14, 2023.

**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 November 14, 2023.

**New Public Hearings:** None at this time

**New Site Plans:** None at this time

**Sketch Plan Review:**

**CPN-23-078 / CPN-23-089 / CPN-23-090 / CPN-23-091 Logan Rockcastle, Marks Engineering, 4303 Route 5&20, Canandaigua, NY 14424; representing Lydia Evans, 295 Quaker Meeting House, Honeoye Falls, NY 14472; owner of the property at 5290 Kepner Road, Canandaigua, NY 14424. TM#65.00-2-24.110.** Requesting Sketch Plan Review of a new addition to a commercial structure in the CC. There will be subsequent subdivision and site plan reviews. Setback variance requested.

**Request for Extension:**

**CPN-23-084 Christopher Roland, Edgemere Development Inc., 277 Alexander Street, Suite 400, Rochester, NY 14607 owner of property at 0000 Parkside Drive, Canandaigua, NY 14424. TM#70.11-1-30.000.** First 90-day Extension Request of Site Plan Approval (CPN-22-062).

**Board Business:**

- Approval of *September 26, 2023* meeting minutes
- Surety/Letter of Credit Releases:
  - Lakewood Meadows Section 9D – LOC Release No. 4 - Final Release
    - Requested \$48,000.02 of the original \$65,035.40 be released to the owner, thereby leaving \$17,035.38 remaining to complete the project.

- Canandaigua Crossing – LOC Release No. 1 – Partial Release
  - Final release of the Letter of Credit amount of \$185,118.91 closing out the project.
- Brendan Wood, single family dwelling – Surety Release
  - Erosion & Sediment Control Surety, \$1,320
- 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**