

# Town of Canandaigua

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

## PLANNING BOARD MEETING AGENDA

**Tuesday, October 24, 2023 6:00 p.m.**

**Agenda rev. 3**

**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.

Agenda items and meeting content is up to the discretion of the Planning Board Chairperson.

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 November 14, 2023.**

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

### **Continued Site Plans:**

**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-23-037 / 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-23-074 / 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 Beach 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:**

**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 Subdivision of 1-acre commercial parcel into three parcels in the Form Based Code district.**

**CPN-23-087 Mike Francisco, Marks Engineering, 4303 NY 5 & 20, Canandaigua, NY 14424; representing Matt Porretta, 3768 County Road 4, Canandaigua, NY 14424; owner of 0000 New Michigan Road, Canandaigua, NY 14424. TM#69.00-1-53.400. Requesting Special Use Permit for a construction business, waiver from Special Use Permit requirements, and Site Plan approval for 2000 sf single-family residence including garage, 8000 sf pole barn, and 19430 sf driveway in AR2.**

#### **New Site Plans:**

**CPN-23-050 / CPN-23-108 Rocco Venezia, Venezia Associates, 5120 Laura Lane, Canandaigua, NY 14424; representing Scott Hill, 4220 County Road 16, Canandaigua, NY 14424; owner of 4220 County Road 16, Canandaigua, NY 14424. TM#126.12-2-4.000. Requesting Site Plan Approval of new detached 864 sq ft garage and 740 sq ft driveway in the RLD.**

**CPN-23-076 / CPN-23-104 Khrist Padlick-Field, Geneva Homes Inc., 954 Waterloo-Geneva Road, Waterloo, NY 13165; representing Rebecca Pool, 3260 State Route 364, Lot 41, Canandaigua, NY 14424; owner of 4273 State Route 21 S, Canandaigua, NY 14424. TM#125.00-1-15.000. Applicant is requesting demolition of existing residence and building of a manufactured home in AR2 zoning. Will need setback variance.**

**CPN-23-088 Logan Rockcastle, Marks Engineering, 4303 Routes 5 & 20, Canandaigua, NY**

**14424; representing Roger Layton, 5993 County Road 32, Canandaigua, NY 14424; owner of 0000 County Road 32, Canandaigua, NY 14424. TM# 96.00-1-52.100. Site Plan Approval requested for construction of new single-family residence, driveway, and waste water treatment system for the dwelling on which there are two existing accessory buildings in AR2. Waivers from Special Use Permit requirements granted previously.**

**CPN-23-093 Logan Rockcastle, Marks Engineering, Marks Engineering, 4303 Routes 5 & 20, Canandaigua, NY 14424; representing Richard Snook, 4477 County Road 1, Canandaigua, NY 14424; owner of 0000 Airport Road, Canandaigua, NY 14424. TM#70.00-1-66.110. Applicant is requesting site plan approval of a new landscaping contracting facility in the Industrial Zone.**

**CPN-23-100 Logan Rockcastle, Marks Engineering, Marks Engineering, 4303 Routes 5 & 20, Canandaigua, NY 14424; representing Evan Gilbert, 5026 West Ridge Run, Canandaigua, NY 14424; owner of 2625 County Road 22, Canandaigua, New York 14424. TM#71.00-1-21.141. Applicant is requesting site plan approval for two new commercial indoor sports facilities (14300 sf each).**

**Sketch Plan Review:** None at this time

**Request for Extension:** None at this time

**Board Business:**

- Approval of *October 10, 2023* meeting minutes
- Surety/Letter of Credit Releases:
  - Surety Release: John and Sue Lewis, 4210 County Rd 16, TM#126.12-2-2.000. Erosion & Sediment Control Surety, \$3300.
  - Surety Release: John Salisbury, 4487 Middle Cheshire Rd, TM#126.00-1-44.300. Erosion & Sediment Control Surety, \$1000
- 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**