

# Town of Canandaigua

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

## PLANNING BOARD MEETING AGENDA

**Tuesday, November 14, 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.

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.**

**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 4955 Island Beach Drive, Canandaigua, NY 14424. TM#98.09-1- 14.000.** CPN-23-032: Requesting Site Plan Approval for deck extension, new patio, retaining walls, stone steps to beach area. Demolition of existing deck steps and deck also proposed. CPN-23-057, Six variances requested 1.) Accessory Structure Size: Variance of 43 square feet where 100 square feet is permitted and 143 square feet is proposed; 2.) Rear Setback for Patio: Variance of 1.97', where 15' is required and 13.03' is proposed; 3.) Rear Setback for Deck Extension and Staircase: Variance of 1.97', where 15' is required and 13.03' is proposed; 4.) Rear Setback for Stone Steps: Variance of 13.46', where 15' is required and 1.54' is proposed; 5.) Rear Setback for Retaining Wall: Variance of 10.64', where 15' is required and 4.36' is proposed; 6.) Lot Coverage: Variance of 3.19%, where 30% is permitted and 33.19% is proposed.

**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).

**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.

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

**New Site Plans:**

**CPN-23-112 Jessica Schlosser, 335 Kavanaugh Road, Honeoye Falls, NY 14472; representing Ernie Whitbeck, 5285 Black Point Drive, Canandaigua, NY 14424; owner of 5285 Black Point Drive, Canandaigua, NY 14424. TM#154.04-1-7.000.** Requesting Site Plan Approval of installation of geothermal heat pump.

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

**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.** Third 90-day Extension Request of Site Plan Approval (CPN-22-062).

**CPN-23-116 Sal Licciardello, 2004 Pebbleview Drive, Victor, NY 14564; representing Angelo Licciardello, 8242 East Bluff Drive, Penn Yan, NY 14527; owner of property at 3535 State Route 364, Canandaigua, NY 14424. TM#98.19-1-20.100.** First 90-day Extension Request of Site Plan Approval (CPN-23-017).

**Board Business:**

- Approval of *October 24, 2023* meeting minutes
- Surety/Letter of Credit Releases:

- Surety Release Request: CPN-21-055, Stephen Bloch, 5481 Rochester Point Drive, Canandaigua. Erosion & Sediment Control Surety, \$18,352
- Surety Release Request: CPN-23-021, CPN-23-051, CPN-23-053, Tim Ashe, 4629 County Road 16, Canandaigua. Erosion & Sediment Control Surety, \$9,130
- Other Business:
- Referrals from Town Board:
  - German Brothers Marina/Incentive Zoning Referral, CPN-23-060
- 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**