

Town of Canandaigua

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

PLANNING BOARD MEETING AGENDA

Tuesday, January 10, 2022 6:00 p.m.

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

<https://us02web.zoom.us/j/81442442567?pwd=WTa2MERE0G8lcHhYdHp4QXc2V0QvUT09>

Meeting ID: 814 4244 2567 Passcode: 225711

Meeting called by: Charles Oyler, Chairperson

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

Secretary: John Robortella

Staff Members: Shawna Bonshak, Town Planner

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**
- **Organizational Meeting**
 - Appointment of Vice Chair
 - Appointment of Secretary
 - Appointment of Engineering firm
 - Appointment of Legal Council
 - Adopt Meeting Schedule
 - Readoption of Planning Board Rules of Procedure

Continued Public Hearings: None at this time

Closed Public Hearings: None at this time

Continued Site Plans:

CPN-22-077 **Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Marie W. McNabb and Ernest C. Whitbeck, 560 Clover Hills Road, Rochester, N.Y. 14618; owner of property at 5285 Black Point Drive. TM #154.04-1-7.000. Requesting a Single-Stage Site Plan approval for the tear down of an existing structure and construction of a new single-family residence. Continued from 12/13/22.**

New Public Hearings: None at this time

New Site Plans:
CPN-22-094

Marks Engineering, c/o Brennan Marks, P.E., 4303 Route 5 & 20, Canandaigua, N.Y. 14424; representing Richard Deys (Gemcole Inc.), owner of property at 2495 Brickyard Road. TM #70.00-1-10.111. Requesting a Single-Stage Site Plan approval for the site to become compliant with the Town Code in regards to site elements that were installed or constructed without Planning Board approval, i.e., expansion of a gravel area, disturbance of over 1,000 square feet in an Industrial District, exterior storage of materials, the delineation of parking areas and fire lanes, and the construction of a new access drive and parking area in front of the property.

CPN-22-104

Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Gregory and Denise Kalback, owners of property at 3637 Lake Breeze Way. TM #97.04-2-57.100. Requesting a Single-Stage Site Plan approval for a first-floor elevation adjustment of 4 inches above the approved site plan for Fox Ridge Section 5B1.

Sketch Plan Review:
CPN-22-097

Canandaigua–New Michigan Solar LLC, c/o Distributed Sun (Chet Feldmann, Director of Engineering), 1425 K St. N.W., Suite 701, Washington, D.C. 20005; representing Samuel and Anthony DiPrima, 29 Royale Drive, Fairport, N.Y. 14450; owners of property on New Michigan Road. TM #55.00-1-1.100. Requesting a Sketch Plan Review for a 30-acre 4.9-MW-AC photovoltaic array to be constructed and interconnected with Rochester Gas & Electric distribution lines to deliver emissions-free electricity to customers under New York’s Community Distributed Generation Program.

On July 11, 2022, this application was reviewed by the Planning Review Committee (previous CPN-22-055). The PRC referred this application to the Town Agricultural Advisory Committee which provided comments on July 14, 2022.

On August 23, 2022, the applicant submitted a summary of the project to the Planning Board (*see* Planning Board minutes, August 24, 2022, pp. 33–35).

On August 24, 2022, the Planning Board reviewed the Sketch Plan for this application (*see* Planning Board minutes, August 24, 2022, pp. 32–37).

Request for Extension: None at this time.

Board Business:

- Approval of *December 13, 2022* meeting minutes
- Surety/Letter of Credit Releases:
 - Multiple: 2019-075- Williamson- \$1630.00, 2019-073- Schutt- \$1400.00, 2019-063- Relph- \$1730.00,, 2019-38- Evans- \$1526.05, 2019-036- Taco Bell- \$543.70, 2020-040- J/T Commercial Storage- \$4738.12, 2021-009- Navas- \$500.00, 2018-079- Futerman- \$2,220.00,

2017-091- Jeffries- \$365.00,, 2018-087- Robinson- \$973.50, 2019-058- Marine Blue- \$797.50, 2020-083-Parsons- \$1000.00, 2018-048- Gerber- \$1065.00, 2018-046- Gerber- \$1100.00, 2019-009- Gerber- \$1700.00, 2018-015- Gerber- \$1100.00, 2019-052- Moroz/Bussey- \$398.75, 2021-036-Cdga Country Club- \$2065.59, 2021-058- Miller- \$1479.50, 2018-035- Kidder- \$1388.60, 2021-017- Hoffend- \$2066.33

- LOC Release No. 1 for Fox Ridge Phase 5B-3
- Other Business:
- Referrals from Town Board:
- Recommendations from Zoning Board of Appeals or Code Enforcement Officer
- Special Projects/Comprehensive Plan:
- Available training:

Upcoming Applications (Tuesday, January 24, 2023):

CPN-22-081 **Charles and Ellen Miller, 3272 Hickox Road, Canandaigua, N.Y. 14424; owners of property at 0000 Hickox Road. TM #96.00-1-46.100.** Requesting a Single-Stage Subdivision approval to subdivide a vacant 108.0113-acre parent parcel to create Lot #1 consisting of the remaining 100± acres and Lot #2 consisting of 7.887 acres. There is no intent to develop either lot at this time.

CPN-22-085 **Marks Engineering, 42 Beeman Street, Canandaigua, N.Y. 14424; representing Mark Valerio, 5542 Thomas Road, Canandaigua, N.Y. 14424; owner of property at 0000 Brickyard Road. TM #55.00-1-24.211.** Requesting a Single-Stage Site Plan approval for the construction of a new single-family residence on a vacant lot. Site improvements include drainage, grading and utilities.

CPN-22-086 **Marks Engineering, 4303 Routes 5&20, Canandaigua, N.Y. 14424;**
CPN-22-089 **representing Mark Laese, owner of property at 3516 Sandy Beach Drive. TM #98.15-1-43.100.**

CPN-22-086: Requesting a Single-Stage Site Plan approval for the construction of an addition to the existing garage. Site improvements will include grading and drainage.

CPN-22-089: Requesting an area variance for lot coverage.

Previous project: CPN-20-014: Single-Stage Site plan approved on April 29, 2020. Previously reviewed at the Planning Review Committee on November 14, 2022.

CPN-22-087 **Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424;**
CPN-22-088 **representing John and Kelly Alvermann, owners of property at 3473 Lakeview Lane. TM #98.13-1-20.000.**

CPN-22-087: Requesting area variances for an addition to an existing residence: Front setback of 28.63 feet. Building coverage of 22.6 percent. Lot coverage of 32.4 percent.

CPN-22-088: Requesting a Single-Stage Site Plan approval for the construction of an addition to the existing garage. Site improvements will include grading and drainage.

Previously reviewed at the Planning Review Committee meeting on November 14, 2022.

CPN-22-090 **William and Marcia McMahon, 5430 Wells Curtice Road, Canandaigua, N.Y. 14424; owners of property on Hickox Road. TM #97.00-1-55.00.**
Requesting a Single-Stage Subdivision to create Lot #1 at 5.455 acres and Lot #2 at 2.197 acres.

CPN-22-099 **Spoleta Development, 7 Van Auker Street, Rochester, N.Y. 14608; and Sue R. Steele, RLA, LEED AP, Sue Steele Landscape Architecture, 9 Summit Street, Fairport, N.Y. 14450; representing Morgan Centerpointe Apartments LLC, 112 S. French Street, Wilmington, Delaware 19801; owner of property on Brickyard Road. TM #56.00-01-55.22.** Requesting an Amended Single-Stage Site Plan approval for revised tree planting and new building unit plantings for Centerpointe Apartments Phase 3.

Upcoming Applications (Tuesday, February 14, 2023):

CPN-22-084 **Marathon Engineering, c/o Richard Tiede, 39 Cascade Drive, Rochester, N.Y. 14614; representing Brunner Properties, c/o Josef Brunner, owner of property at 2640 Brickyard Road. TM #70.00-1-41.100.** Requesting a Single-Stage Site Plan approval for construction of a 4,675±-square-foot two-story addition to the east and south of the existing building; and a 6,950±-square-foot one-story addition at the southwest corner of the two-story addition; 16 additional parking constructed on the front (north) side of the addition; and a truck access point from North Street. *Previous review:* CPN-22-048: Sketch Plan review on July 26, 2022.

Adjournment