

Town of Canandaigua

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

PLANNING BOARD MEETING AGENDA

Tuesday, January 24, 2023 6:00 p.m.

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

<https://us02web.zoom.us/j/81442442567?pwd=WTa2MERE0G81clhYdHp4QXc2V0QvUT09>

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**

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 to 2/14/23.

New Public Hearings:

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-22-090 **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.

New Site Plans:

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-22-099 **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.

Sketch Plan Review: None at this time.

Request for Extension: None at this time.

Board Business:

- Approval of *January 10, 2023* meeting minutes
- Surety/Letter of Credit Releases:
 - LOC Release No. 2 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, 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.

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-22-047 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Uptowne Pointe LLC, 5120 Laura Lane, Canandaigua, N.Y. 14424; owner of property at 2361 Brickyard Road (Lot #2). TM #70.00-1-67.111. Requesting a Single-Stage Site Plan approval for the construction of a 100-foot x 56-foot frame storage building.

CPN-22-105 Rocco A. Venezia, Land Surveyor, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Terry A. Dekouski, 239 Kennedy Street, Canandaigua, N.Y. 14424; owner of property at 2361 Brickyard Road/Thomas Road. TM #70.00-1-2.111. Requesting a Single-Stage Subdivision approval to subdivide 29.126 acres to create Lot #1 consisting of 7.238 acres and Lot #2 consisting of 21.888 acres. *Previous CPN-22-019. Previously reviewed by the Planning Review Committee on March 14, 2022; approved with conditions by the Planning Board on April 26, 2022.*

Upcoming Applications (Tuesday, February 28, 2023):

CPN-22-106 Nicole Neder and Scott Hall, owners of property at 5954 Rossier Road. TM #111.0-1-40.132. Requesting a Special Use Permit to operate a small business from the residence to reupholster furniture. The workshop will be approximately 450 square feet within existing buildings.

CPN-23-001 Professional Engineering Group, c/o Scott A. Harter, P.E., 7171 Pittsford–Victor Road, Victor, N.Y. 14564; representing Nancy Sands, owner of property at 5019 West Lake Road (County Road 16). TM #154.09-1-20.000. Requesting a Single-Stage Site Plan approval for interior and exterior house renovations and improvements. Exterior improvements to include renovated patio area with pool plus expansion of courtyard area and residence.

CPN-23-007 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing HML Properties Inc., 6404 Winding Creek Way, Victor, N.Y. 14564; owner of property at 5131 Silvernail Drive. TM #112.02-4-25.152. Requesting reapproval of a Single-Stage Site Plan approval for construction of a new home.

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-22-093 Marks Engineering, c/o Jonathan Jones and Brennan Marks, P.E., 4303 Route 5&20, Canandaigua, N.Y. 14424; representing Richard Nelson, 5635 County Road 30, Canandaigua, N.Y. 14424; owner of property at 0000 Middle Cheshire Road. TM #97.04-1-58.200. Requesting an Area Variance and a Single-Stage Site Plan approval for a new single-family residence on Middle Cheshire Road, and to build a new driveway that will start along Middle Cheshire Road and provide access to the new single-family residence. The driveway will cross a designated stream and will require an Area Variance for the proximity of retaining walls necessary for the driveway to cross this stream.

Adjournment