

# Town of Canandaigua

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

## PLANNING BOARD MEETING AGENDA

**Tuesday, February 14, 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:  
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-22-105** 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.*

**New Site Plans:**

**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-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.

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

**Request for Extension:**

**CPN-22-018** Professional Engineering Group, c/o Scott Harter, P.E., 7171 Victor–Pittsford Road, Victor, N.Y. 14564; and James Fahy Design, 2024 W. Henrietta Road, Suite 3K, Rochester, N.Y. 14623; representing Schottland Chosen Spot LLC, 777 Driving Park Avenue, Rochester, N.Y. 14613; owner of property at 5272 Menteth Drive. TM #140.11-1-21.110. Requesting an Area Variance for setback from the stream and a Single-Stage Site Plan approval for construction of a new single-family residence on a currently vacant land parcel.

**Board Business:**

- Approval of *January 24, 2023* meeting minutes
- Surety/Letter of Credit Releases:
  - CPN-20-014, Mark & Suzanne Laese – Deck & Patio Addition, 3516 Sandy Beach Drive, TM#98.15-1-43.100. Erosion & Sediment Control Surety, \$517.00.
- 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 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-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-22-086 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.

**Upcoming Applications (Tuesday, March 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**