

Town of Canandaigua

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

PLANNING BOARD MEETING AGENDA

Wednesday, November 9, 2022 6:00 p.m.

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

<https://us02web.zoom.us/j/81442442567?pwd=WTa2MEREOG8lclhYdHp4OXc2V0QvUT09>

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 currently

Closed Public Hearings:

CPN 22-012 Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424; representing Angelo Licciardello, 8242 East Bluff Drive, Penn Yan, N.Y. 14527; owner of property at 3535 State Route 364. TM #98.19-1-20.100. Extension request for Preliminary Overall Subdivision approval, set to expire on 12/11/2022 for Marks Engineering for Sunset Ridge.

Continued Site Plans:

CPN-22-038 Meagher Engineering, c/o Anthony Tintera, Project Engineer, 2024 W. Henrietta Road, Suite 2C, Rochester, N.Y. 14623; and Brian and Angie Joslyn, 250 W. Spring Street, Unit 421, Columbus, Ohio 43215; representing Lisa E. Roberts and Larry J. Joslyn, 10374 Timber Willow Avenue, Las Vegas, Nevada 89135; owners of property at 3611 County Road 16 (West Lake Road), TM #98.17-1-32.000 are requesting a **Single-Stage Site Plan approval for the teardown and rebuild of a single-family home with a grated extension of an existing driveway; approximate square footage of disturbance is 2,750 square feet. Continued to 11/9/22.**

CPN 22-051 Marathon Engineering, c/o Matt Tomlinson, 39 Cascade Drive, Rochester, New York 14614; representing Theodore Shepard & Laureen Burke, owners of property at 5007/5009 County Road 16, TM #154.09-1-21.000 & 154.09-1-22.000, is requesting **Single-Stage**

Site Plan approval and Lot Line Adjustment approval for the construction of a new single-family residence (ZBA variances granted on 8/16/2022). Pending ZBA approval of stream setback variance on and continued to 11/22/2022.

CPN-22-062 **Marathon Engineering, c/o Matt Tomlinson, 39 Cascade Drive, Rochester, N.Y., 14614; representing Edgemere Development, 3850 Monroe Avenue, Pittsford, N.Y., 14534; representing James J. Volpe, 162 Amann Road, Honeoye Falls, N.Y. 14472; owner of property at 0000 Parkside Drive** (south side of Parkside Drive and zoned Uptown Canandaigua Form Based Code— Mixed Use Subarea, TM #70.11-1-30.000 are requesting **Form Based Code Site Plan approval** for a proposed 48-unit multi-family development of a four-story building on a 1.5±-acre parcel with a mix of one- and two-bedroom apartments, community space, parking and associated site improvements.

New Public Hearings: None at this time

New Site Plans: None at this time.

Sketch Plan Review: None at this time.

Board Business:

Approval of *October 25, 2022* meeting minutes

Surety/Letter of Credit Releases:

None at this time

Other Business:

Referrals from Town Board:

- o Discussion of application that has been received from Venezia Group LLC, 5120 Laura Lane, Canandaigua, N.Y. 14424, to rezone a 44.2-acre lot at 2435 Brickyard Road (TM #70.00-1-67.111) from Industrial to Mixed Use Overlay (MUO) and to amend the Official Zoning Map. Pending materials received.
- o The Town Board will be referring two draft Local Laws to the ZBA, the ECB, and the PB for their review and comment. One dealing with the scenic viewshed overlay and the other with incentive zoning.

Recommendations from Zoning Board of Appeals or Code Enforcement Officer

Special Projects/Comprehensive Plan:

Available training:

Upcoming Applications (Tuesday, November 22, 2022):

CPN-22-071 **Marks Engineering, c/o Logan Rockcastle, 42 Beeman Street, Canandaigua, N.Y. 14424; representing J&T Properties of Canandaigua LLC, c/o Chuck Potter, P.O. Box 1100, Canandaigua, N.Y. 14424; owner of property at 5290 North Street. TM #70.00-1-52.110.** Requesting a Lot Line Adjustment and a Single-Stage Site Plan approval for the construction of a 1,400-square-foot addition to an existing building on the site, and stormwater mitigation for the increased impervious surface to be created by the addition. The addition will not exceed the 30 percent maximum building coverage required by the Town.

CPN-22-075 **BME Associates, c/o Aaron P. Beyler EIT, 10 Lift Bridge Lane East, Fairport, N.Y. 14450; representing Keir P. Meisner and Leah V. Perkins, 910 Taylor Rise, Victor, N.Y. 14564; owners of property at 6240 Fisher Hill Road. TM #111.00-1-61.100.**

Requesting a Single-Stage Site Plan approval for the construction of a single-family home with an onsite private wastewater treatment system and private well on a 20±-acre parcel.

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.

CPN-22-078

DDS Engineering and Surveying LLP, c/o Garrett Steiner EIT, 45 Hendrix Road, West Henrietta, N.Y. 14586; and Jeff Arnold for Clifton Land Company; representing Eastern Blvd. LLC, 783 Wangum Road, P.O. Box 436, Fishers, N.Y. 14453, owner of property at 4430 State Routes 5&20. TM #84.00-1-41.110.

Requesting a Sketch Plan review for construction of Splash Car Wash, a new automatic car wash facility on a 2.12±-acre vacant lot at 4430 State Routes 5&20 (same owner as adjacent car wash, different name, to provide an express lane auto wash).

CPN-22-079

Aaron Henning, c/o Henning Ammunition LLC, 1821 Risser Road, Canandaigua, N.Y. 14424; representing Kara Henning (Muchard), owner of property at 1821 Risser Road. TM #56.02-1-1-710. Requesting a Special Use Permit for the operation of an ammunition manufacturing company out of his basement which calls for a smokeless outdoor magazine building for the storage of smokeless powder. Sales are made off site. No customers are permitted at the house.

Adjournment