

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

Zoning Board of Appeals  
Wednesday, January 25, 2023 6:00 p.m.

## MEETING AGENDA

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**MEETING CALLED BY:** Carl Sahler, Chairman

**BOARD MEMBERS:** David Emery, Bob Hilliard, Kelly LaVoie, Shannon Chevier

**ALTERNATE MEMBER:** Vacant

**SECRETARY:** Kim Burkard

**STAFF MEMBERS:** Shawna Bonshak, Planner                      Michael Warner, Zoning Officer  
Chris Nadler, Town Attorney

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**THIS MEETING WILL BE HELD IN PERSON, AS WELL AS BY ZOOM.**

**JOIN THE ZOOM VIA:**

<https://us02web.zoom.us/j/83081527265?pwd=TGNvTGJBWHZ1OW1xc3VhQ0s0ZFUwQT09>

MEETING ID: 830 8152 7265

PASSCODE: 844281

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

**ZOOM MEETING PROCEDURE**

**ORGANIZATIONAL MEETING**

- Appointment of Vice Chair
- Appointment of Secretary
- Appointment of Engineering firm
- Appointment of Legal Council
- Adopt Meeting Schedule
- Readoption of Zoning Board of Appeals Rules of Procedure

**CONTINUED PUBLIC HEARINGS:**

**CPN-22-064 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Marc C. and Tina M. Zagara, 7403 Meadowbrook Lane, Spring Hill, Florida 34606; owners of property at 3326 Fallbook Park.**

TM #93.11-1-13.000

Proposed additions do not meet the zoning schedule requirements for the RLD District; 5.5-foot side setback when 8 feet is required (*2.5-foot setback variance needed*), 33.7 percent building coverage when 25% is maximum (*8.7% building coverage variance needed*), 63.3 % lot coverage when 40% is maximum (*23.3 % lot coverage variance needed*). Continued to February 21, 2023.

**NEW PUBLIC HEARINGS:**

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

Requesting area variances for an addition to an existing residence: Front setback of 18.75 feet (*31.25*

*feet proposed when 50 feet is required), building coverage of 12.6 percent (37.6 percent proposed when 25 percent is maximum), lot coverage of 17.4 percent (57.4 percent proposed when 40 percent is maximum).*

**CPN-22-091 Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424; representing Enicnarf Properties LLC, c/o Sarah Genecco, 1880 Rochester Road, Canandaigua, N.Y. 14424; owner of property at 5534 Mobile Road. TM #55.02-1-5.000.** Requesting a 10.1-foot side setback Area Variance (*14.9 feet is proposed when 25 feet is required*) for a new residence.

**CPN-22-092 Mark and Karen Kreiser, owner of property 5945 Knapp Road. TM #125.00-1-38.300.** Requesting a 4.4 foot side setback (*35.6 feet existing when 40 feet is required*) Area Variance. House positioned 35.6 feet from the west property line instead of the required distance of 40 feet.

**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 two setback Area Variances from the parcel boundaries for a new driveway. A 6.92 foot set back variance (*3.08 feet when 10 feet is required*) and an 8 foot setback variance (*2 feet when 10 feet is required*).

**CLOSED PUBLIC HEARINGS:**

NONE AT THIS TIME

**BOARD BUSINESS:**

1. Request for re-hearing:
2. Board Business:
  - Referrals from the Town Board: None
  - Referrals from Town Manager: None
  - Ordinance Committee Referrals: None
  - Other Business as Required:
3. Approval of December 20, 2022 Meeting Minutes
4. Adjournment