

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

**Zoning Board of Appeals**  
**Tuesday, August 15, 2023 6:00 p.m., Revision 2**

## **MEETING AGENDA**

---

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

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

**ALTERNATE MEMBER:** Jason Outhouse

**SECRETARY:** Karine Hatch

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

---

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

**JOIN THE ZOOM VIA:**

<https://us02web.zoom.us/j/83081527265?pwd=TGNvTGJBWHZlOW1xc3VhQ0s0ZFUwQT09>

MEETING ID: 830 8152 7265

PASSCODE: 844281

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

**ZOOM MEETING PROCEDURE**

### **CONTINUED PUBLIC HEARINGS:**

**CPN-23-030/CPN-23-031/CPN-23-032/CPN-23-057 Mariely Adames, Vanguard Engineering PC, 133 South Fitzhugh Street, Rochester, NY 14608; representing Douglas Bennett, 31 Delancey Court, Pittsford, NY 14534; owner of property at 4955 Island Beach Drive, Canandaigua, NY 14424. TM#98.09-1- 14.000.** CPN-23-032: Requesting Site Plan Approval for firepit seating area, deck extension, new patio, retaining walls, stone steps to beach area. Demolition of existing deck steps and deck also proposed. CPN-23-057, Seven variances requested: 1.) Rear Setback for Firepit: Variance of 12.62', where 15' is required and 2.38' is proposed; 2.) Rear Setback for Patio: Variance of 1.97', where 15' is required and 13.03' is proposed; 3.) Rear Setback for Deck Extension and Staircase: Variance of 1.97', where 15' is required and 13.03' is proposed; 4.) Rear Setback for Stone Steps: Variance of 13.46', where 15' is required and 1.54' is proposed; 5.) Rear Setback for Retaining Wall: Variance of 10.64', where 15' is required and 5.39 is proposed; 6.) Side Setback for Firepit: Variance of 4.61 ', where 10' is required and 5.39 is proposed; 7.) Lot Coverage: Variance of 3.19%, where 30% is permitted and 33.19% is proposed. Planning Board reviewed this application at the 7/11/23 meeting. Continued from 7/18/23 Zoning Board meeting.

**CPN-23-051/CPN-23-053 Natalee Kiesling, Marathon Engineering, 39 Cascade Drive, Rochester, NY 14614; representing Tim Ashe, 4629 County Road 16, Canandaigua, NY 14424; owner of property at 4629 County Road 16, Canandaigua, NY 14424. TM#140.11-1-9.000.** CPN-23-051: Requesting to have a 150 foot tram installed. CPN-23-053: Three variances required: 1.) the side setback will be 2.68' when 12' are required (9.32' variance required); 2.) Variance required for an accessory structure greater than 100 square feet required (structure in excess of 100 sf); 3.) the rear setback will be 0' versus the 15' required for an accessory structure (15' variance required). Continued from 7/18/23 Zoning Board meeting.

## **NEW PUBLIC HEARINGS:**

**CPN-23-033 Stephanie Decker, Serenity Pool & Spa, LLC, 7285A Heath Markham Road, Lima, NY 14485; representing Todd Harry, 5220 Pond View Way, Canandaigua, NY 14424; owner of property at 5220 Pond View Way, Canandaigua, NY 14424. TM#83.10-1-97.000. Requesting Variance Approval for installation of in-ground pool and hardscaping requiring the following variances: lot coverage (29.6% proposed where 25% is required); side setback (2'5" proposed where 10' is required); side setback (9'2" proposed where 10' is required).**

**CPN-23-047 Logan Rockcastle, Marks Engineering, PC, 4303 Routes 5&20, Canandaigua, NY 14424; representing Ann Wall, 3318 Fallbrook Park, Canandaigua, NY 14424; owner of property at 3318 Fallbrook Park, Canandaigua, NY 14424. TM#98.11-1-9.000. Requesting Site Plan Approval of new deck and teardown-rebuild of garage. Variances needed for building coverage (35.5% proposed where 25% is required) and lot coverage (44.9% proposed where 40% is required).**

**CPN-23-063 John DaGrosa, Hodgen Construction LLC, 1900 North Andrews Avenue Ext, Suite C, Pompano Beach, Florida 33069; representing Canandaigua ANY AGV LLC, 5875 NW 163 Street, Suite 104, Miami Lakes, Florida 33014; owner of property at Vision Kia, 2445 State Route 332, Canandaigua, NY 14424. TM#70.00-1-15.111. Requesting Variance approval for signage in the Form Base Code Zoning district. Variances include: second wall sign when only one sign is allowed; third wall sign when only one is allowed; monument sign (80 sq ft is proposed where only 40 sq ft is allowed); directional sign (6.85 sq ft is proposed where 2 sq ft is allowed); directional sign (4' is proposed where 3' is allowed).**

**CPN-23-064 Robert Johnson, 2913 County Road 47, Canandaigua, NY 14424; representing Susan Wade, 4148 County Road 16, Canandaigua, NY 14424; owner of property at 4148 County Road 16, Canandaigua, NY 14424. TM#127.05-2-13.000. Variances required for rebuilt shed: accessory structure (Proposed structure is 197.50 sq ft when 100 sq ft is the maximum); lot coverage variance (Proposed lot coverage is 52.1% when 40% is the maximum); front setback (Proposed front setback is 1.7' when 50' is required).**

## **INTERPRETATION REQUEST:**

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 July 18, 2023 Meeting Minutes
4. Adjournment

**UPCOMING AGENDA ITEMS- See Cloudpermit for all upcoming applications**