

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

Zoning Board of Appeals
Tuesday, September 19, 2023 6:00 p.m., Revision 1

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

To be admitted to the Zoom meeting, you must identify yourself.
Either have your Zoom name set appropriately or chat your name to the meeting facilitator.

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 33.19%, 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-23-047 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 (46% proposed where 40% is required). Note: increased lot coverage will require new public hearing notices to be made. Continued from the August 15, 2023

Zoning Board meeting.

NEW PUBLIC HEARINGS:

CPN-23-061 / CPN-23-072 Jared Lusk, Nixon Peabody LLP, 1300 Clinton Square, Rochester, NY 14604; representing Heidi Colf, 4545 State Route 21, Canandaigua, NY 14424; owner of property at 4430 Duel Road, Canandaigua, NY 14424. TM#125.00-1-31.111. Requesting Special Use Permit and Site Plan Approval for construction and operation of a 155' communications tower (plus 4' lightning rod). Variance requested seeking relief from §220-60.A(6) that states no tower shall be erected on a drumlin area.

CPN-23-068 / CPN-23-069 Charles Smith, Design Works Architecture, 6 North Main Street, Suite 104, Fairport, NY 14450; representing Kathy Hoff, 3444 Poplar Beach, Canandaigua, NY 14424; owner of property at 3444 Poplar Beach, Canandaigua, NY 14424. TM#98.15-1-15.110. Requesting Site Plan Approval for addition to single-family residence and construction of new detached garage. Variance is being requested that will increase the existing non-conformity of the residence's front setback. The existing setback is 42'1" where 55' is required and 40' 7.5" is being requested. A variance of 14' 4.5" will be required. The proposed garage will be 14' 8.75" from the front setback and will require a 45' 3.25' front setback variance. A building coverage of 20.3% is being proposed so a building coverage variance is required for 0.3% where 20% is allowed.

CPN-23-074 / CPN-23-082 Logan Rockcastle, Marks Engineering, 4303 Route 5&20, Canandaigua, NY 14424; representing Robert Updike, 880 Macintosh Drive, Rochester, NY 14626; owner of property at 3464 Sandy Drive, Canandaigua, NY 14424. TM#98.15-1-21.200. Requesting Site Plan Approval for tear down and rebuild of single-family residence and detached garage. A 5' Side setback variance requested where 10' is required and 5' is proposed. A 7.6' side setback variance is required for a segmental block wall where 10' is required and 2.4' is proposed. A front setback variance of 30.3' is required for the proposed garage where 60' is required and 29.7' is proposed. A 43' front setback is required where 55' is required and 12' is proposed.

EXTENSION REQUEST:

Wendy Meagher, Meagher Engineering, 2024 West Henrietta Road, Rochester, NY 14623; representing Angela Joslyn, 3611 County Road 16, Canandaigua, NY 14424; owner of property at 3611 County Road 16, Canandaigua, NY 14424. TM#98.17-1-32.000. Applicant is requesting extension of variance granted September 20, 2022 (CPN-22-038) for a 7.3' rear setback variance.

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 August 15, 2023 Meeting Minutes
4. Adjournment

UPCOMING AGENDA ITEMS- See Cloudpermit for all upcoming applications