

# *Town of Canandaigua*

5440 Routes 5 & 20 West  
Canandaigua, New York 14424

## **ENVIRONMENTAL CONSERVATION BOARD MEETING MINUTES**

*Established November 4, 2009*

**THURSDAY, JANUARY 5, 2023, 4:30 P.M.**

**MINUTES—PREPARED JANUARY 16, 2023**

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The meeting was conducted via Zoom.com video conference and in-person meeting at Town Hall in the Oriana conference room.

Notice of the format of the meeting, the agenda, and the video conference identification number were posted upon the Town website on January 2, 2023 and have remained posted.

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**Meeting Called by:** Adeline Rudolph

**Board Members Present:** Kimberly Burkard Pat Venezia Eric Obenauer  
Gary Kochersberger (R) Edith Davey

**Secretary:** Kimberly Burkard

**Town Staff:** Shawna Bonshak (R) Michael Warner

**Guests:** John Casey

R = attended remotely

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**a. Call to Order**

The meeting was opened by Ms. Rudolph at 4:32 pm. Ms. Rudolph introduced Michael Warner, new Zoning Officer. She also introduced John Casey, new Town Board member.

**b. Pledge of Allegiance**

**c. Introduction of Guests by the Facilitator**

**d. Zoom Etiquette Reminder**

**e. Approval of the Minutes—December 1, 2022**

that the Development Office asked for a survey and the applicant submitted a waiver request.

**Additional Comments from the ECB Meeting:**

- The Board had no new comments from their previous review of this application other than the intended location noted for the house would be the best location on the parcel. See the minutes from December 1, 2022 for additional comments and recommendations.

**Recommendations:**

- The ECB has no opposition to the subdivision of this parcel.

**ZONING BOARD OF APPEALS FOR TUESDAY, JANUARY 17, 2023**

**PLANNING BOARD FOR TUESDAY, JANUARY 24, 2023**

**CPN-22-086**

**CPN-22-089**

**Marks Engineering, 4303 Routes 5&20, Canandaigua, N.Y. 14424; 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.*

**Reviewer: ECB Members**

**Summary of Key Points:**

- Ms. Rudolph shared that this was a previously incomplete application and was appearing on the agenda again. It was missing existing conditions, garage elevations, and the contours.
- On Sandy Beach Dr. and garage is split from the house.
- Ms. Bonshak noted that an updated plan was received and there were changes including a new garage rather than an addition. She said there were still some questions pending and that they are recommending that some concrete be removed and that hasn't been done yet.
- The request is straight forward but Sandy Beach lots are small and constrained and so multiple variances are needed.

**Additional Comments from the ECB Meeting:**

- Mr. Kochersberger asked which concrete would be removed as there are concrete walkways and a large patio area near the lake. The Development Office has asked about the walkways but has not heard back on that issue.

- Existing lot coverage is 29.9%. The proposed is 36.3% with a variance request of 6.3%.
- Existing conditions previously missing have been submitted. Contours are not necessary for this lot as it is flat.
- Mr. Obenauer said that he and Mr. Kochersberger visited this property. He said that minimizing the driveway may help.
- Ms. Burkard suggested changing the walkways.
- Mr. Obenauer said that the garage is in rough shape and has pooling water around it.
- Mr. Casey suggested that the ECB make a suggestion to the Ordinance Committee regarding the use of permeable surfaces. Discussion of pervious surfaces. This discussion will be added to the February ECB agenda. Ms. Burkard mentioned Kevin Olvaney's input should be solicited. Mr. Obenauer said that pervious surfaces should be seen as a positive good without being an offset.
- Ms. Burkard noted that in Chris Jensen's comments that there is a possible violation of the 2020 plan with a current driveway larger than what was noted on the 2020 plans. That would need resolution before this could move forward as this will be a key element to the lot coverage issue.
- Ms. Davey noted that there are plants that will help absorb water which may be useful on this site.

**Recommendations:**

- The ECB recommends that the variance not be granted and that the applicant revises plans and reduce lot coverage via reducing the garage size and/or removing concrete walkways/patios onsite to remain at or below the 30% lot coverage limit.
- The ECB requests that a landscaping plan, with inclusion of native species, be submitted for review before site plan approval.
- The ECB recommends that the existing conditions for the driveway be clarified and addressed, per Chris Jensen's comments regarding the 2020 plan, before this application moves forward.

**ZONING BOARD OF APPEALS FOR TUESDAY, JANUARY 17, 2023****PLANNING BOARD FOR TUESDAY, JANUARY 24, 2023**

**CPN-22-087**  
**CPN-22-088**

**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. 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**