

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

Zoning Board of Appeals  
Tuesday, November 21, 2023 6:00 p.m., Revision 2

## MEETING AGENDA

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**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

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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=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:**      NONE AT THIS TIME

**NEW PUBLIC HEARINGS:**

**CPN-23-078 / CPN-23-089 / CPN-23-090 / CPN-23-091 Logan Rockcastle, Marks Engineering, 4303 Route 5&20, Canandaigua, NY 14424; representing Lydia Evans, 295 Quaker Meeting House, Honeoye Falls, NY 14472; owner of the property at 5290 Kepner Road, Canandaigua, NY 14424. TM#65.00-2-24.110. Requesting Site Plan Approval of a new 30x80' addition to existing commercial structure in Form Base Code Zoning. Variances required for parking lot exceeding 30% of property width, 75% transparency, structure will be 79' from front property line when no more than 30' is required, and structure will be more than 20' from the side street.**

**CPN-23-080 / CPN-23-113 Anthony Venezia, Venezia Associates, 336 North Main Street, Canandaigua, NY 14424; representing David Emery owner of property at 1950 New Michigan Road, Canandaigua, NY 14424. TM#55.00-1-44.110. Requesting to subdivide 10 acres for a future home site from a 59 acre parcel. Variance required as the two resulting lots will have depths greater than 2.5 times the width.**

**CPN-23-081 Gregory Novak, 4964 Hillcrest Drive, Canandaigua, NY 14424; representing Novak Living Trust, 4964 Hillcrest Drive, Canandaigua, NY 14424; owner of the property at 4964 Hillcrest Drive, Canandaigua, NY 14424. TM#126.00-1-5.181. Applicant seeks to place a real estate sign such that a 12' setback variance is required as 3' is proposed and 15' is required.**

**CPN-23-083 Michael Schwabl, 4401 Chosen Spot Drive, Canandaigua, NY 14424; representing Tom Crumlish, Notre Dame Retreat House, 5151 Foster Road, Canandaigua, NY 14424; owner of property at 5151 Foster Road, Canandaigua, NY 14424.** TM#126.00-1-15.100. Applicant proposes replacement of existing one-sided ground sign with a 5'10" high and 10' wide, 35.83 sq ft sign that requires: a height variance of 1' 10" (5' 10" proposed where 4' is allowed) and a sq ft variance of 27.83 sq ft (35.83 sq ft. proposed where 8 sq ft is allowed). Applicant also proposes another replacement sign that is 5' high and 46" wide and 6.67 sq ft that requires a height variance of 1' (5' proposed and 4' allowed).

**CPN-23-086 / CPN-23-111 Rocco Venezia, Venezia Associates, 5120 Laura Lane, Canandaigua, NY 14424; representing Luke Nagle-Carluzzo, VNC Enterprises, 336 North Main Street, Canandaigua, NY 14424; owner of property at 5200 Foster Road, Canandaigua, NY 14424.** TM#126.00-1-46.410. Requesting subdivision of 13.79 acre into 5 lots with lots 4 and 5 having access from Foster Road and lots 1-3 on a private drive. Lot 1 requires a variance as its depth is greater than 2.5 times the width.

**CPN-23-094 /CPN-23-095 Logan Rockcastle, Marks Engineering, 4303 Routes 5&20, Canandaigua, NY 14424; representing Lisa Pope, 5905 Bitterwood Ct, Tampa, FL 33625; owner of property at 4080 County Road 16, Canandaigua, NY 14424.** TM#127.05-1-6.000. Requesting Site Plan Approval of tear down and rebuild of a single-family residence. Variance requested for a 24.2' front setback for a retaining wall when a 50' setback is required.

**CPN-23-096 Cara Meyers, 4278 County Road 16, Canandaigua, NY 14424; owner of property at 4278 County Road 16, Canandaigua, NY 14424.** TM#126.16-1-13.210. Applicant is proposing to construct a 1040 sq ft, 23'8" tall accessory building on a 171,626 sq ft lot. Variance required for 1' 8" for the height of the accessory structure where 22' is permitted.

**EXTENSION REQUEST:** NONE AT THIS TIME

**INTERPRETATION REQUEST:** NONE AT THIS TIME

**BOARD BUSINESS:**

1. Request for re-hearing:
2. Board Business:
  - Referrals from the Town Board:
    - German Brothers Marina Incentive Zoning Review and Comment (CPN-23-060)
  - Referrals from Town Manager: None
  - Ordinance Committee Referrals: None
  - Other Business as Required
    - Discussion of Decision Sheet Procedures
3. Approval of October 17, 2023 Meeting Minutes
4. Adjournment

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