

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

Zoning Board of Appeals
Tuesday, January 16, 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

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

ORGANIZATIONAL MEETING

- Appointment of Vice Chair
- Appointment of Secretary
- Appointment of Engineering Firm
- Appointment of Legal Council
- Readoption of Planning Board Rules of Procedure
- Adoption of the 2024 Meeting Schedule

CONTINUED 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, and structure will be 79' from front property line when no more than 30' is required. Continued to the February 20, 2024 ZBA meeting at request of the applicant.

CPN-23-099 / CPN-23-105 Brandon Striker, owner of property at 3705 Timberline Drive, Canandaigua, NY 14424. TM#112.02-4-31.000. Applicant is proposing installation of a pre-built 8'x12' shed 7' from the rear property line (15' is required so 8' variance is being requested).

NEW PUBLIC HEARINGS:

CPN-23-115 / CPN-23-127 William Grove, Grove Engineering, 8677 State Route 53, Naples, NY 14512; representing Carl Reed, 1756 3rd Street South, Naples, Florida 34102; owner of property at 4112 County Road 16. TM#127.05-2-14.000. Installation of a 42' x 18' inground swimming pool and installation of a hot tub on a concrete pad in the front yard of the property. This project requires two area variances:

- An area variance for a swimming pool in the front yard; Relief from Town Code §220-9(W)(2)(a).
- An area variance to obtain relief from Town Code §220-21(C)(2) to build another accessory structure.

CPN-23-124 / CPN-23-129 / CPN-23-133 Gregory McMahon, McMahon Larue Associates, 822 Holt Road, Webster, NY 14580; representing Derek Tillman owner of property at 5755 Smith Road, Canandaigua, NY 14424. TM#139.00-1-12.111. Construction of a 2,916 sq. ft. 18 ft tall accessory building, well, and a driveway with three parking spaces to be used as a dog training facility on a 6.572-acre lot with an existing single-family dwelling, well and wastewater treatment system. Applicant is seeking variances for relief from restrictions against an accessory building in a front yard and an accessory building with an on-site wastewater treatment system.

CPN-23-130 / CPN-23-131 Elizabeth Brunner, Grosslockner, Inc., 2640 Brickyard Road, Canandaigua, NY 14424; owner of property at 5560 Airport Road, Canandaigua, NY 14424. TM#70.00-1-70.100. Installation of new sidewalks along the north and west sides of the principal structure. Installation of a new generator and transformer for utility upgrades. Project requires three area variances:

- Side setback variance, for the sidewalk, of 7.60 feet where 20 feet is required, and 12.40 feet is proposed.
- Side setback variance, for the generator and concrete pad, of 14.60 feet where 20 feet is required, and 5.40 feet is proposed.
- Side setback variance, for the transformer and concrete pad, of 12.25 feet where 20 feet is required, and 7.75 feet is proposed.

CPN-23-136 / CPN-23-138 John Swedrock, 10 Lift Bridge Lane East, Fairport, NY 14450; representing John Dagrosa, 1900 North Andrews Avenue, Suite C, Pompano Beach, FL 33076; owner of property at 2440 State Route 332, Canandaigua, NY 14424. TM#70.00-1-66.121. 5266.5 sq ft of improvements of the facade of the existing building. Removal of the main entrance vestibule. Variance required for expansion of non-conformity in Form Based Code zone.

CPN-23-140 / CPN-23-141 Logan Rockcastle, Marks Engineering, 4303 Routes 5&20, Canandaigua, NY 14424; representing Brett Schulman owner of property at 3485 Lakeview Lane, Canandaigua, NY 14424. TM#98.13-1-24.000. Garage and sunroom addition to existing single-family residence in the RLD zoning district. Two area variances requested:

- 4.8% building coverage variance, where 29.8% is proposed and 25% is required
- 8.7% lot coverage variance, where 48.7% is proposed and 40% is required

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:
 - Referrals from Town Manager: None

- Ordinance Committee Referrals: None
- Other Business as Required
- 3. Approval of December 19, 2023 Meeting Minutes
- 4. Adjournment

UPCOMING AGENDA ITEMS- See Cloudpermit for all upcoming applications