

Final Recommendation – With the exception of applications involving lakefront properties or encroachments to County owned right-of-ways described in AR Policy 5 Parts A and B, the CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

Comments

1. The Town is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

168 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Hospitality Syracuse	
Property Owner:	R&F Canandaigua	
Tax Map No(s):	84.00-1-27.200	
Brief Description:	Site plan and special use permit for new 40 SF. 20' tall ground/pylon sign for Taco Bell at Raymour & Flanigan Plaza, 4404 SR 5/US 20 in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/25870/168-2020-site-plan-ROUTE-5-and-20-4404-2020-09-10-and-Rendering	

Policy AR-7B: Signage complying with local limits on size and number

The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified SR 96 as a primary travel corridor for tourists visiting Ontario County. The intent is to protect the character of development along primary travel corridors by encouraging local boards to adhere to their adopted laws as much as possible.

Final Classification: Class 1

Findings

1. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

Final Recommendation: The CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number

168.1 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Special Use Permit	
Applicant:	Hospitality Syracuse	
Property Owner:	R&F Canandaigua	
Tax Map No(s):	84.00-1-27.200	
Brief Description:	Site plan and special use permit for new 40 SF. 20' tall ground/pylon sign for Taco Bell at Raymour & Flanigan Plaza, 4404 SR 5/US 20 in the Town of Canandaigua.	

See information at 168.1-2020.

169 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Marks Engineering	
Property Owner:	Metrose, William	
Tax Map No(s):	83.00-1.150	
Brief Description:	Subdivision of two parcels at 5100 and 5150 Bristol Road with a total of 7.43 acres into 10 lots for single family homes, and 1 lot for conserved open space. https://www.co.ontario.ny.us/DocumentCenter/View/25874/169-2020-sub-plan-BRISTOL-ROAD-5100-2020-09-21-pdf	

Previously reviewed as a Technical Review, referral 143-2019 in July 2019, and Sketch Plan in April 2020.

The subdivision continues to show 10 lots on a dedicated cul-de-sac off Bristol Road west of the Hammocks Apartments. Other adjacent land uses include a large lot single-family residence to the west and fallow agricultural land to the north. The conservation analysis indicates the site consists of open grass lands for the 350' closest to Bristol Road, then a mixture of brush and saplings to a distance of 650', then a mature forest to the rear of the property at 1,500' from the road. There is also an old hedge row of mature hardwoods along the western property boundary. According to Oncor, there are no mapped floodplains, wetlands or steep slopes on the site.

The proposed subdivision will remove approximately 200' of mature wood lot and retain the remainder. The plan also shows extension of public water and sewers, a single point of access onto Bristol Street, and an infiltration basin to the east of the project road. There is a cinder trail and a row of trees along the eastern property boundary as far as the cul-de-sac and a natural surface trail and 15' public access to the northern lot boundary and then turning east and continuing to a lot off Thompson Lane/Cornell Road in the City of Canandaigua. The subdivision requires a waiver to allow a minimum lot size of 9,000 SF when 10,000 SF is authorized by the clustering regulations.

The 3.3 acres of preserved land will be retained in private ownership with a conservation easement to the Town of Canandaigua and the right to use the parcel for forestry, underground utilities, stormwater management, trails, and agriculture, including agricultural structures. A land management plan will be developed by the applicant prior to filing the conservation easement.

Comments

1. Will the trail connect to developed areas to the east? Is it intended as a portion of a trail connection from Outhouse Park to Miller Farm?

Board Motion: A motion to retain 163-2020, 169-2020, 173-2020, and 174-2020 as class 1s and return each to the local board with comments.

Motion made by: D. Wink **Seconded by:** M. Woodruff

Vote: 14 in favor, 0 opposed 0 abstentions **Motion carried.**

170 - 2020	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Subdivision	
Applicant:	Leo Genecco & Sons	
Tax Map No(s):	55.02-3-119.100	
Brief Description:	Subdivision and area variance for 2 lot subdivision on an extension of Mobile Road by Stella's Flowers off SR 332 south of Canandaigua-Farmington Town Line Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/25912/170-2020-Cdga-Farm-TL-Rd-geneco-subdivision-2020-09-29-	

170.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Leo Genecco & Sons	
Tax Map No(s):	55.02-3-119.100	
Brief Description:	Subdivision and area variance for 3 lot subdivision on an extension of Mobile Road by Stella's Flowers off SR 332 south of Canandaigua-Farmington Town Line Road in the Town of Canandaigua.	

There are 6 developed single family lots off Mobile Road. The proposed subdivision will create another 2 lots along a private extension of Mobile Road. The lots are 100' and 130' wide with .5 and .4 acres. The required lot width is 200' and the required lot size is 2 acres. The applicant is requesting variances of the lot size and width standards. The remainder lot includes 49.427 acres. There are also an additional 15 acres owned by applicant. The applicant is also requesting a waiver of section 174-16 of Town Code regarding Conservation Subdivisions.