

Ontario County Planning Board – April 2020 Referral Summaries and Staff Comments

56 - 2020	Town of Canandaigua Town Board	Class: n/a
Referral Type:	Text Amendment	
Applicant:	Town Board	
Brief Description:	Town is proposing technical changes to the requirements for swimming pools in the Residential Lakefront District.	

Staff Comments: None

57 - 2020	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Special Use Permit	
Applicant:	Jeremy Miller c/o Skylight Signs	
Brief Description:	The property is the site of a proposed car wash located on the northwest corner of Routes 5 & 20 and County Road 10 (Town Line Rd). Application describes new building signs on the north and south sides of the buildings as well as re-facing the existing free standing sign.	

Staff Comments:

- 1) The application consists of drawings of the proposed signs and a cover sheet. It's not clear what the special use permit applies to.

58 - 2020	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Site Plan	
Applicant:	Greg Firster c/o the DiMarco Group	
Brief Description:	Additions to the existing clubhouse at Creekview Apartments located on the west side of County Road 10. Proposed is a minor addition to the maintenance garage on the north side of the building and a minor addition to the multi-purpose room on the west side. Both will occur over law. A new patio and asphalt play are proposed as well. Site access and parking will remain the same. Construction will occur within areas previously rough graded as part of development of the overall site. There will be no infringement on flood plains wetlands or regulated buffers. Link to Site Plan	

Staff Comments: None

59 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: n/a
Referral Type:	Area Variance	
Applicant:	Greg Firster c/o the DiMarco Group	
Brief Description:	Applicant is seeking final site plan approval for Phase II of the Creekview Apartments development. The plan is very similar to what was approved in preliminary except that the apartment buildings have been reoriented to allow for installation of rooftop solar panels. This has necessitated reconfiguration of the parking. The area variance is needed to allow for a 6' front setback from the internal access drive and parking area (Creekview Dr) This is in lieu if the 15' specified in the 2017 PUD local law. There are the same number of buildings (12) and apartments (96) that will be in virtually the same location as in the approved preliminary. Link to Site Plan Link to Site Plan (SW Pond)	

Staff Comments: none

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60- 2020	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Site Plan	
Applicant:	Greg Firster c/o the DiMarco Group	
Brief Description:	See application 59-2020, above	

Staff Comments: none

61 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: 2 (AR)
Referral Type:	Area Variance	
Applicant:	Brennan Marks c/o Marks Engineering	
Brief Description:	Application involves improvements to a lakefront single-family residence on Sandy Beach Dr. The applicant would like to replace an existing concrete patio on with a brick patio that is about 4x larger and wraps around the north side of the house to provide access to the side entrance. A small deck will be built at that same north side entrance. 4 variances are needed. North, south and lakeside setbacks for the patio and north side setback for the new deck. Link to Site Plan	

Final Classification: 2

Findings:

1. Protection of water features is a stated goal of the CPB.
2. The Finger Lakes are an indispensable part of the quality of life in Ontario County.
3. Increases in impervious surface lead to increased runoff and pollution.
4. Runoff from lakefront development is more likely to impact water quality.
5. It is the position of this Board that the legislative bodies of lakefront communities have enacted setbacks and limits on lot coverage that allow reasonable use of lakefront properties.
6. Protection of community character, as it relates to tourism, is a goal of the CPB.
7. It is the position of this Board that numerous variances can allow over development of properties in a way that negatively affects public enjoyment of the Finger Lakes and overall community character.
8. It is the position of this Board that such incremental impacts have a cumulative impact that is of countywide and intermunicipal significance.

Final Recommendation: Denial

62 - 2020	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Site Plan - Exempt	
Applicant:	Brennan Marks c/o Marks Engineering	
Brief Description:	See also application 61-2020, above. Application involves a site plan for improvements to a lakefront single-family residence on Sandy Beach Dr.	

Please note, since 1992, "Any site plan involving a single family residential lot" has been exempted from referral to the CPB by intermunicipal agreement between the County and Town of Canandaigua. The full list of exempted applications can be accessed here:

<https://www.co.ontario.ny.us/DocumentCenter/View/13062/List-of-Exempt-Referrals?bidId=>