

16 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Venezia & Associates	
Property Owner:	Eddy, Mary Ann	
Tax Map No(s):	125.12-1-6.100 125.12-1-54.100	
Brief Description:	Area Variance request to annex a portion of a parcel in order to include an existing gravel driveway. Variances needed for setbacks. Project is located at 4215 & 4211 SR 21 in the Town of Canandaigua.	

**COMMENTS:**

Area variance request for a lot line adjustment between two parcels to include an existing gravel driveway to associated residence. The lot line adjustment results in the alteration of preexisting nonconformities by increasing the nonconformance, thus needing variances for both lots.

Lot #1 (0.347 acres) – variances needed for:

- Detached accessory structure
- Driveway setback
- Primary structure (residence) setback
- Lot size and width

Lot #2 (0.884 acres) – variances needed for:

- Driveway setback
- Primary structure (residence) setback

**Board Motion:** Referrals #16-2017 be retained as a Class 1 and returned to the local board with comments.

Motion made by: Glen Wilkes

Seconded by: Albert Crofton

**Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.**

17 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	HEP Sales, Inc	
Property Owner:	Sutter Creek, LLC	
Tax Map No(s):	71.00-1-25.100	
Brief Description:	Special Use Permit and Site Plan request to construct two 11,840 sq ft boat storage facilities on a vacant parcel, with additional storage outside. Project is located at 2790 CR 10 in the Town of Canandaigua.	

**COMMENTS:**

Site plan request to construct two 11,840 sq. ft. boat storage buildings in the southeast corner of a 14.32 acre parcel.

- Proposed buildings meet all required design and setback requirements.
- Proposed driveway is shared between the parcel in question and the parcel to the south, which is owned by the same company and currently used as outside boat storage.

Special use permit request to store boats outside of storage buildings.

**According to ONCOR:**

- No State or Federal wetlands are present on the property.
- The parcel is located within a FEMA floodplain on the Northwest corner where the Canandaigua Outlet is located.
- The property is located within 500 ft of Agricultural District #1 and #6. An Agricultural Data Statement should be submitted by the applicant and reviewed prior to action by the referring board.
- Soil Characteristics
  - Type: Schoharie silty clay loam (29%)
  - Slope: 0 to 3 percent
  - Soil permeability: Moderately High
  - Erodibility: Very High

- Soil Characteristics
  - Type: Schoharie silty clay loam (59%)
  - Slope: 3 to 8 percent
  - Soil permeability: Moderately High
  - Erodibility: Very High
- Soil Characteristics
  - Type: Wayland silt loam (11%)
  - Slope: 0 to 3 percent
  - Soil permeability: High
  - Erodibility: Very High

**OCSWCD Comments:**

It appears that the full build out (larger common plan of development) for this project will be over 1 acre of disturbance. Phase 1 and Phase 2 proposed disturbance is approx. 1.38 acres from the information that was provided. If the project will be an acre or greater, it will require coverage under the SPDES general permit and will require a SWPPP.

**CRC COMMENTS:**

The referring board is encouraged to inquire/look into the whether fluids will be drained from the boats prior to storage. Since the parcel is adjacent to the Canandaigua Lake Outlet the impacts of gas/oil leaks and contamination from outdoor boat storage, should be discussed and mitigated.

**NOVEMBER 2016 COMMENTS (included below for reference):****OCSWCD Comments:**

The proposed boat storage facility is located in the southeast corner of this 14.3 acre piece of land which is also at the highest and driest part of this acreage. This acreage slopes in a general northerly direction from south to north towards the Canandaigua Lake Outlet. The percent grade of slope at the location of the proposed storage facility is at approximately 2% slope.

The approximate disturbance in this area appears to be approximately 9/10 of an acre. Given the small area to be disturbed for a boat storage facility, minimal excavation is being shown. Stormwater drainage around this building drains towards the existing highway drainage along County Road 10 and to the north. A 30 ft. wide gravel fire access driveway is to be provided around the perimeter of the building.

The downspouts from the building will be directed to splash blocks at 20 ft. intervals around the building. Silt fence is being proposed around the perimeter of this disturbed area. The proposed Construction Sequence with regards to soil erosion and sediment control appear to be adequate.

**CRC COMMENTS:**

The referring board is encouraged to require full parcel planning. The applicant should provide plans that detail the potential for expanded use on the property so that the full extent of any impacts can be determined/ mitigated.

**CPB COMMENTS:**

The referring board is strongly encouraged to require the applicant to provide street scape details and screening/ buffering along County Road 10.

**Board Motion:** Referrals #17-2017 & #17.1-2017 be retained as Class 1s and returned to the local board with comments.

Motion made by: Mary Bogin

Seconded by: Tim Marks

**Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.**

17.1 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	HEP Sales, Inc	
Property Owner:	Sutter Creek, LLC	

Representative:	
Tax Map No(s):	71.00-1-25.100
Brief Description:	Special Use Permit and Site Plan request to construct two 11,840 sq ft boat storage facilities on a vacant parcel with additional storage outside. Project is located at 2790 CR 10 in the Town of Canandaigua.

Comments: See referral #17-2017 for project summary, comments and motions.

18 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Kneut, Timothy & Logan	
Tax Map No(s):	69.00-1-36.000	
Brief Description:	Subdivision and Area Variance request to subdivide an existing 6.9 acre parcel into two lots, Lot 1 and Lot 2, both 3.47 acres, along with demolishing two existing buildings on Lot 1. Variances needed for front and side setbacks. Project located at 2555 Cooley Rd. in the Town of Canandaigua.	

**COMMENTS:**

Subdivision and area variance request to divide a 6.9 acre parcel into two 3.47 acre parcels. Lot #1 will contain all existing structures. Variances needed for setbacks for the existing 1-story residence and accessory structure (shed). No development is proposed for the Lot #2.

The referring board is encouraged to grant the minimum variance necessary.

**Board Motion:** Referrals #18-2017 & #18.1-2017 be retained as Class 1s and returned to the local board with comments.

Motion made by: Jaylene Folkins

Seconded by: Sandy Riker

**Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.**

18.1 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Kneut, Timothy & Logan	
Tax Map No(s):	69.00-1-36.000	
Brief Description:	Subdivision and Area Variance request to subdivide an existing 6.9 acre parcel into two lots, Lot 1 and Lot 2, both 3.47 acres, along with demolishing two existing buildings on Lot 1. Variances needed for front and side setbacks. Project located at 2555 Cooley Rd. in the Town of Canandaigua.	

Comments: See referral #18-2017 for project summary, comments and motions.

19 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: AR-2
Referral Type:	Area Variance	
Applicant:	Bayer Landscaping	
Property Owner:	Wegman, Daniel & Konstanze	
Tax Map No(s):	140.18-1-11.000 140.18-1-12.000 140.18-1-15.100	
Brief Description:	Site Plan and Area Variance request to consolidate three existing lots and to demolish the two existing residences and construct one single-family residence. Variances needed for various setbacks. Project is located at 4905, 4907, 4911 CR 16 in the Town of Canandaigua.	

**Policy AR-5: Applications involving one single family residential site, including home occupations.**

The intent of this policy is to:

- Address residential development that may infringe on County ROW's or easements for roads and other infrastructure.
- Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.