

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

Comments

1. The referring board 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 Canandaigua Lake Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.
3. There is no proposed mitigation of the stormwater quality and quantity impacts of proposed increase in building and lot coverage. Also some waters from the western portion of the site appear to drain to adjacent properties.
4. How will the grading changes and sewer line installation along the northern hedge and within the dripline of the 60" black walnut tree impact the viability of this tree and hedge? Tree protection marking and development sequencing should be in place to minimize compaction of the root zone within the drip line of this tree and that of the 84" black walnut proposed to remain.
5. No landscaping is proposed or plan provided to review compliance with the Town of Canandaigua shoreline development regulations or adequacy of screening toward property to the south following removal of the Arborvitae hedge.
6. Demolition debris should be recycled if facilities exist and remaining debris should be disposed of in a licensed facility.

20.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Venezia & Associates	
Property Owner:	Lupton, Alan & Elisabeth	
Tax Map No(s):	98.13-1-18.100	
Brief Description:	Site plan and area variances for demolition of existing home and construction of a new home requiring 4 variances at 3459 Lakeview Lane off CR 16 in the Town of Canandaigua.	

See information at 20.1-2020.

21 - 2020	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Rosato, Keith	
Tax Map No(s):	84.00-1-22.000	
Brief Description:	Site plan for new 5,000 SF accessory storage building at Handyman Services, 3060 CR 10 near Recreation Drive in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/22240/21-2020-Aerial	

The new 5,000 SF building and new 3,300 SF asphalt area will be located west of the existing parking lot along the border with Creekview Apartments. The site plan shows removal of the existing septic system west of the existing parking area and connection of the existing building to the Canandaigua Lake County Sewer District via a sewer line to the north. The site plan also shows installation of an 8' high wood fence along the western property line and portions of northern and southern property line; a grass swale to treat and retain stormwater; and landscaping along the northern edge of the existing 6 parking spaces. There is a note that new exterior lighting will be dark sky compliant. The lot is in the Community Commercial District and the Mixed Use Overlay.

The site survey shows an access easement from the west end of the property to a nearby radio tower. Construction of the proposed building would block access to this ROW. The Town of Canandaigua confirmed with the tower owner that they now access the tower from the Creekview driveway and not from the subject property.

According to OnCor, the property drains to the Canandaigua Outlet and is not constrained by steep slopes, wetlands or floodplains.

Site soil characteristics are as follows:

Odessa Silt Loam 0-3 % slope .71 acres
Prime Farmland if drained
Permeability: moderately low **Erodibility:** very high
Hydrological Group C/D **Partially Hydric**
Palmyra gravelly loam 3-8 % .22 acres
Prime Farmland
Permeability: Medium **Erodibility:** medium
Hydrological Group B **Not Hydric**

OCSWCD Comments

1. Current proposed location of the silt fence does not allow construction of grass swale while maintaining silt fence appropriately.
2. Location of a soil stockpile is mentioned in the narrative, but not indicated on the plans.

Canandaigua Lake County Sewer District Comments

1. The Canandaigua Lake County Sewer District cannot approve a connection or approve site plans for this property until the Sewer District takes ownership of the sanitary sewer in this location. Once ownership takes place the owner can re-submit for a review of the requested sanitary sewer connection.

22 - 2020	Town of Victor Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Dehollander Design	
Property Owner:	Clintman, Jacob	
Tax Map No(s):	16.00-1-2.120	
Brief Description:	Technical review of 5 lot subdivision on Aldridge Road approximately 1,800' west of CR 9 in the Town of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/22242/22-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22243/22-2020-Subdivision-Sketch-Plan	

The 8.7 acre lot has approximately 360' of frontage on Aldridge Road and a depth of approximately 1,100'. The clustered subdivision will include 5 lots ranging in size from .8 to 5 acres with portions of Lots 2, 3, 4, and 5 in the 4.4 acre conservation area. The land on the south side of Aldridge Road in the project vicinity is developed with three 100' lots with a shared access point. Chapter 55 Access Management of the Town of Victor Code requires driveway spacing of 125' where speed limits are 35 MPH or less, 245' where speed limits are 35 to 45 MPH, and 440' where speed limits are 45 MPH or greater. Distances to existing residential driveways on the same side of the road are approximately 200'. There is also a farm access driveway just west of the property.

The site currently drains towards the southeast. The concept plan indicates a stream along the eastern property boundary and a conceptual area for stormwater management along the stream at the Aldridge Road frontage in the southeast corner of the site. The 70 acre lot to the north has a land use code of field crops from the assessor and appears to be farmed in the 2018 OnCor aerial.

According to OnCor, the lot is not in an agricultural district and not constrained by floodplains or wetlands. There are areas of 16 to 30 % slope at the rear(north) end of the site. The 70 acre lot to the north has a land use code of field crops from the assessor and appears to be farmed in the 2018 OnCor aerial.

Comments

1. Will continued use of the field driveway be allowed across lot 5 and the conservation easement?
2. A referring board access management waiver would be required to develop the subdivision with the proposed driveway spacing. Instead, the lot 5 driveway could be a private road that also provides access to lots 2 and 4. A waiver to the limit of 3 homes served by a private road would be required to provide access to lot 1 from such a road. See comment #3 below