

Honeoye Loam 3 - 8 % 26 acres
All areas are Prime Farmland
Permeability: moderately high **Erodibility:** medium
Hydrological Group C **Not Hydric**

Lima loam 3-8 % 21 acres
All areas are Prime Farmland
Permeability: moderately high **Erodibility:** high
Hydrological Group C/D **Not Hydric**

Rock outcrop-Arnot Complex 35 to 80 % slopes 18 acres
Not Prime Farmland
Permeability: not rated **Erodibility:** unknown
Hydrological Group unknown **Unknown Hydric**

Preliminary review by the local body resulted in addition of emergency vehicle stopping area along the proposed driveway. This review also identified that proposed detached pool house has living facilities and therefore a use variance is required to allow 2 single family dwellings on a lot.

Comments

1. What is the depth and location of any required stream setback?
2. If the applicant does not intend to develop additional homes on the property, has the applicant considered agricultural conservation easement for areas of prime agricultural land?

Board Motion: A motion to retain referrals 102-2020, 105-2020, 105.1-2020, 106-2020, 106.1-2020, 109-2020 and 110-2020 as Class 1s and return them to the local board with comments.

Motion made by: David Wink **Seconded by:** Marty Avilla

Vote: 9 in favor, 0 opposed, 0 abstentions **Motion not carried.**

103 - 2020	Town of Canandaigua Zoning Board of Appeals	Withdrawn
Referral Type:	Area Variance	
Applicant:	Johnson, Eric	
Property Owner:	Ortloff, Jeremy & Deborah	
Tax Map No(s):	97.20-1-10.000	
Brief Description:	Area variance for 1,500 SF barn with loft on 1.5 acres house lot at 5010 Butler Road in the Town of Canandaigua. Barn has 62' setback to top of streambank when __ is required and 25' height when 22' is allowed. The project will also require a use variance to allow habitable space within an accessory building. https://www.co.ontario.ny.us/DocumentCenter/View/24471/103-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/24472/103-2020-Butler-Road-5010-2020-06-19-Site-Plan	

According to OnCor the site is not subject to development constraints related to steep slopes, wetlands, or floodplains.

104 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Sigrist, Jack	
Property Owner:	Kessler, Dennis	
Tax Map No(s):	126.20-1-1.210	
Brief Description:	Area variance for a 24'x25' 600 SF garage on a 31'x 41' portion of lot on the west side of CR 16 south of Davidson Landing in the Town of Canandaigua.	

The total lot size is 1.93 acres. In the Residential Lake District, accessory uses require 15' rear setback and 8' side setbacks.

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.
 - Address impacts to ground and surface waters
- C. Applications subject to policy AR-5 and not involving lakefront lots with coverage, or side or lakefront setback variances or with encroachments on County right-of-ways.

Final Classification: Class 1

Findings:

1. One-and two-family residential uses represent 63% of the 49,354 parcels on the 2017 Ontario County assessment roll. Between 2012 and 2017 1,067 single family residential parcels were added and 13 two-family were removed. These parcels represent 89% of all parcels added county-wide.
2. Collectively individual residential developments have significant impacts on surface and ground water.
3. Proper design off on-site sewage disposal is needed to protect ground and surface waters.
4. Proper storm water and erosion control is also needed to achieve that same end.
5. Proper sight distance at access points along County roads is an important public safety issue of county wide significance.
6. Standards related to protecting water quality and traffic safety have been established by agencies such as the American Association of State Highway and Transportation Officials (AASHTO), and NYSEDC.
7. These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met

Final Recommendation – With the exception of applications involving lakefront properties involving side, lake, or lot coverage variances 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 or Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

105 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	J&T Properties	
Tax Map No(s):	70.00-1-52.110	
Brief Description:	<p>Site plan and area variance for a 6,000 SF accessory storage building behind the existing 4,000 SF primary and accessory buildings at 5290 North Street in the Town of Canandaigua. Proposed building has an 8.4' side setback when 25' is required.</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/24473/105-2020-Aerial</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/24474/105-2020-North-Street-5290-2020-06-24-Site-Plan</p>	

The proposed building location is west of the existing retention basin. The site plan indicates infiltration basins along the water draining edges of the building.

According to OnCor the property is in the agricultural district and not subject to development constraints related to wetlands or steep slopes. There is an area of 16 to 30 percent slope along the northeast property boundary.

OCSWCD Comments

SWPPP not provided

1. Catch basin detail shows connection to stormwater sewer however one is not located on the plans. Additional information needed regarding infiltration system and catch basin outlet.
2. Further information necessary to show infiltration rates in proposed treatment area.