

According to OnCor there are no constraints from floodplains, wetlands, or steep slopes on the Foxridge portion of the subdivision. Site soil characteristics are as follows:

Honeoye loam 3 to 8 percent slope – 6.2 acres, 8 to 15 percent – 4.2 acres
Prime Farmland – areas w/ slopes 3 to 8 %, **Farmland of Statewide importance** - areas w/ slopes of 8 to 15 %, **Permeability:** Moderately High **Erodibility:** Medium
Hydrological Group C **Not Hydric**
Lima loam 3-8 percent slope- 2.7 acres
Prime Farmland
Permeability: Moderately High **Erodibility:** High
Hydrological Group C/D **Not Hydric**

December 2018 Comments from Resident of 4851 Ashton Place

1. The original subdivision plan for this area envisioned 23 additional lots. Are the sewers along Ashton Place sized to accommodate a 46 lot development?
2. There are springs on the property and portions hold standing water. What stormwater management practices will be used to avoid off-site impacts following development of these lots?

February 2019 Comments

1. It likely this project will continue to discharge stormwater to CR 16 culvert #79; therefore OCDPW will need to review the stormwater management plan and drainage report.
2. The SWPPP and stormwater management plans should be reviewed by Canandaigua Lake Watershed Manager before approval.

February 2019 OCDPW Comment If connection to public sewer is proposed, a sewer district extension will be required and an applicant sponsored flow study may be necessary.

December 2019 Comments

1. Will the fire access road be converted to a public road when the intervening property is developed?
2. Is the area labeled as steep slopes included in the Conservation Area CE-1 acreage?

237 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Michaels, Barbara	
Tax Map No(s):	98.17-1-33.000	
Brief Description:	Area variance and site plan for garage addition to house at 3615 CR 16 in the Town of Canandaigua. Pre-existing house and proposed garage to be setback 1 to 2.2' from the CR ROW when 50' is required. Pre-existing lot coverage of 47.4 % when 40 % is allowed will be maintained. Variance for 33.7 % building coverage when 25% is allowed.	

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

Part B Development of Lakefront Parcels.

- B. The following applies to all development on parcels with lake frontage that require;
- variances pertaining to lot coverage or,
 - variances pertaining to side yard setbacks or,
 - variance pertaining to lake shore setbacks

The CPB's role of reviewing and making recommendations on county wide development has provided a unique perspective on the trend of more intensive development and use of lakefront lots. Of particular concern are the incremental negative impacts to water quality and the character of our lakefront neighborhoods. The following policy is a result of discussion and debate spanning 18 months as well as consultation with outside agencies directly involved with water quality issues in Ontario County. The intent is to address over development of lakefront lots and support the clearly stated interest by local decision makers to do the same.

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**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 should Consult with the Ontario County Highway Department and ensure that the sight distances for the proposed driveway comply with standards established by the American Association of State Highway and Transportation Officials (AASHTO).
3. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District or 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.

OCDPW Comments

1. Applicant is required to obtain a highway work permit for any proposed work within a County highway right-of-way.
2. Please show all utilities (sanitary sewer, storm sewer, waterline, natural gas etc.) in the plan view.
3. Please provide a scale cross sectional view of the proposed garage in the perpendicular direction of County Road 16 showing the following:
 - a.) Existing and proposed ground surface elevations, utilities and proposed features
 - b.) Centerline and highway boundary of County Road 16
 - c.) Excavation limits and grades of the proposed garage's foundation system
 - d.) The existing retaining wall located along the east side of County Road 16 and its relationship to the proposed garage
4. Will the proposed garage require a new driveway? If so, please show the driveway on the plan view.

237.1 - 2019	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Michaels, Barbara	
Tax Map No(s):	98.17-1-33.000	
Brief Description:	Area variance and site plan for garage addition to house at 3615 CR 16 in the Town of Canandaigua. Pre-Existing house and proposed garage addition to be setback 1 to 2.2' from the CR ROW when 50' is required. Pre-existing lot coverage of 47.4 % will be maintained. Variance for 33.7% building coverage when 25% is allowed.	

See information at 237-2019. If variance is approved, site plan does not require approval by majority plus one.

238 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Hanlon Associates	
Property Owner:	Dan DiGabriele	
Tax Map No(s):	98.11-1-5.100	