

Ontario County Planning Board

Len Wildman, Chair
David Wink, Vice Chair

| ADMINISTRATIVE REVIEW REFERRAL | | | |
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| The application described herein has been reviewed using an administrative review process established by the Ontario County Board of Supervisors (Resolution 540-2006). The subsequent official recommendation is derived from policies established by the Ontario County Planning Board. Recommendations for referrals not subject to administrative review can be found in the draft minutes from the respective CPB full board meeting. | | | |
| Referral No: 7 – 2018 and 7.1-2018 | Referring Municipality & Agency: Town of Canandaigua - Town Board | Date Received: 12/28/2017 | CPB Meeting Date: 01/10/2018 |
| Type of Application: Area Variance | | Administrative Review: Class: AR 1 | |
| 2. Applicant: James Garrett | | | |
| 3. Property Owner (if different from the applicant): Edwin and Margaret Jefferies | | | |
| 4. Tax Map #: 113.09-1-2.000 | Project Description: Area variance for height and site plan application for construction of 1,338 SF addition to residence at 3754 CR 16 several parcels north of the water treatment plant. | | |
| Referral Recommendation: The CPB will make no formal recommendation to deny or approve. | | | |

This 1.1 acre lot is bisected by CR 16. This application involves construction of a 2-story lake side addition and a single story road side addition to a 1½-story residence on the upland portion of the lot. The existing building and additions meet all setback, building coverage, and impervious surface coverage regulations of the Town of Canandaigua. While requiring a height variance of 3 feet from the 25 foot limit, the 2-story lake side addition roofline is actually slightly lower than the ridgeline of the existing 1½- story building.

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

The intent of this policy is to:

1. Address residential development that may infringe on County ROW's or easements for roads and other infrastructure.
2. Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
3. Address impacts to ground and surface waters

Section C - All other applications subject to policy AR-5.

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 storm water and erosion control is also needed to achieve that same end.

4. These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met.
5. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and placement of on-site septic.
6. 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.

Comments: The town should grant the minimum height variance necessary.

Final Recommendation: The CPB will make no formal recommendation to deny or approve.


Thomas Harvey, Director
Ontario County Planning Department

1-11-18

Date

Administrative Reviews

The Ontario County Planning Department prepares administrative reviews of referrals as authorized, in accordance with the CPB bylaws. The bylaws include criteria that identify applications that are to be reviewed administratively and specify the applicable recommendations that are to be made to the municipality. AR-1 is an administrative review that is a Class 1 and AR2 is a review as a Class 2 and require local board action if disapproved. The following table summarizes the administrative review policies specified in the bylaws.

| Administrative Review Policies:– Ontario County Planning Board By-Laws Appendix D | |
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| AR-1 | Any submitted application clearly exempted from CPB review requirements by intermunicipal agreement |
| AR-2 | Applications that are withdrawn by the referring agency |
| AR-3 | Permit renewals with no proposed changes |
| AR-4 | Use of existing facilities for a permitted use with no expansion of the building or paved area <i>(Applications that include specially permitted uses or the addition of drive through service will require full Board review)</i> |
| AR-5 A. Class 2 Denial | Applications involving one single-family residential site infringing on County owned property, easement or right-of-way. |
| AR-5 B. | Applications involving one single-family residential site adjoining a lake that requires an area variance |
| AR-5 C. | All other applications involving a site plan for one single-family residence. |
| AR-6 | Single-family residential subdivisions under five lots. |
| AR-7 A. Class 2 Denial | Variances for signs along major designated travel corridors. |
| AR-7 B. | Applications involving conforming signs along major travel corridors. |
| AR-8 | Co-location of telecommunications equipment and accessory structures on existing tower and sites (Applications for new towers or increasing the height of an existing tower will require full Board review) |

