

this and other residential structures. Allowing demolition of this structure would weaken this historic character of the Village. It is easier to ensure preservation of the historic character by expecting property owners to preserve and convert existing buildings than to apply detailed guidelines intended to require new buildings to fit in with the existing character. A vacant site or redevelopment which does not include design elements common to existing buildings can lower commercial property prices.

Comments

1. The purpose statement of the Village Center Business zoning district references development and redevelop that is pedestrian friendly and preserves and enhances the area's historic character. This entails continuity of multi-story buildings along the sidewalk with building details reflective of other structures in the district whether commercial or converted residential structures. Demolition of any building in the district, especially without a redevelopment plan, would negatively impact the continuity of the pedestrian and historic character of the area.
2. The referring board should require a site plan showing proposed redevelopment of the lot, or at a minimum simple landscaping or other site frontage treatments to minimize the negative impact on the pedestrian environment and the village character while the lot remains undeveloped.
3. The applicant should be advised of the recently adopted Access Management regulations and the requirement to maintain adequate driveway spacing when redeveloping village properties.
4. Demolition debris should be recycled or disposed of at a licensed facility.

199 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Onyx Creative	
Property Owner:	Cobblestone Victor NY LLC	
Tax Map No(s):	1.02-1-9.100	
Brief Description:	Site plan to demolish 20,865 SF of the former K-Mart building at 10-80 Cobblestone Court Drive in the Town of Victor and convert the remaining building area into leasable spaces of 43,200 SF and 55 ,160 SF with an adjacent patio area.	

200 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Casey, John & Christina	
Tax Map No(s):	112.00-1-72.000	
Brief Description:	Area variance to relocate an existing shed to the lakeside portion of this lot and extend water and electric to the water side of lot via bore at 3814 CR 16 near Wyffels Road in the Town of Canandaigua. Proposed location provides 2' front setback when 60' is required and rear (lake) setback of 12' when 25' is required.	

The 49 acre lot is primarily located on the west side of CR 16 with a potential future connection to Laura Lane. The lake side portion of the parcel includes approximately 2,147 SF of land with a depth of 8.5' to 39' and approximately 115' of shoreline. According to OnCOR, the lakeside land, CR 16, and a portion of the upland portion of the property are in the floodplain.

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

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: Class 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

Comment

The Town is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.

OCDPW Comments

1. Applicant is required to obtain a highway work permit for any proposed work within a County highway right-of-way and shall pay all necessary fees & comply with all permit conditions and restrictions. Highway Work Permit forms can be found on Ontario County website at <http://www.co.ontario.ny.us/index.aspx?nid=830>. In addition, Applicant's contractors will also be required to provide proof of insurance per Ontario County insurance schedule. Applicant must contact our office for more detailed information on insurance requirements.
2. Applicant's engineer must provide an engineering scale plan & profile of private utility conduits, from right of way to right-of-way, showing minimum depth of cover of 5-feet. Applicant's engineer must show and label locations of launching and receiving pits for private utility conduits on the drawings.
3. Applicant will need to enter into an agreement for installation of private utility conduits in County Road 16 right-of-way. Applicant must contact our office for more detailed information on private utility conduit agreement.

201 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Costich Engineering	
Property Owner:	Community Bank	
Tax Map No(s):	84.00-1-28.110	
Brief Description:	Site plan to demolish Community National Bank at 3150 CR 10 in the Town of Canandaigua and redevelop site with drive-through car wash, vacuum cleaning stations, and employee parking. http://www.co.ontario.ny.us/DocumentCenter/View/19884/201-2019-Aerial http://www.co.ontario.ny.us/DocumentCenter/View/19885/201-19-Site-Plan	

The use is an allowed use in the CC zoning district and meets buffer and parking requirements. The property has a front setback variance to allow location of the building 42' from the SR5/US 20 ROW rather than 100' as required. The existing use has three access points from CR 10. The proposed redevelopment will eliminate the two access points closest to SR 5/US 20.

This project was submitted for Technical Review in August 2019 as referral 169-2019. This revised site plan shows a slightly larger 4,360 SF building and a single access point located approximately 105' south of the access point to the restaurant to the north and 120' north of an access point to a gas station across CR 10. The access point is also north of the beginning of the right turn lane on CR 10. The access point was identified following OCDPW analysis of accident information and a traffic engineer's letter regarding car wash trip generation (55 trips during the 4-5 pm weekday peak hour and 62 trips during Saturday 12-1 pm peak hour). These