

This development site includes a 54 acre parcel at the southeast corner of Bristol Road/SR 21 and SR 21 owned by the applicant and the 41 acres north of Parrish Street from a 125 acre parcel that extend south to nearly to Middle Cheshire Road. The base zoning for the 95 acres development site would allow 80 units. The Town Board is authorized to increase density by 15 percent in conservation subdivisions in exchange for public access to conserved lands.

The Town of Canandaigua zoning requires conservation subdivision design for most subdivisions on properties with more than 10 % of parent parcel listed as priority natural resource in the Town's Natural Resource Inventory, creating more than four lots, involving a new public or private road, or reducing parent parcel road frontage by 50 percent or more. Conservation subdivisions require reserving as open space constrained lands (floodplains, wetlands, stream corridors/buffers. wood lands up to a maximum of 5 acres, land with slopes greater than 15 percent, and other undevelopable land) plus 40 percent of developable land or 48 acres for this 95 acre development site with 16.2 acres of constrained land.

Natural resources on this site include 7.5 acres of woods, 1.5 acres of slopes greater than 15 percent, and additional undevelopable lands in the class C stream corridor and 100' buffer and the 6 acre wetland/old farm pond. The applicant also indicates proposed development area will not be visible from the east (lake) or from the west (Miller Park)

The development area is not in the agricultural district, however, aerial mapping indicates much of the site has recently been cultivated and site soils are primarily prime farmland of the Honeoye loam series. The applicant has indicated preserved lands could be made available for agricultural activities, however, the road and trail alignments do not preserve large blocks of agricultural land.

The proposed development includes 92 townhouses in two- and three- unit building along 3,750 lf of public road with sidewalks on one side connecting Parrish Street and Bristol Road east of SR 21. Lot sizes range from 3,000 to 3,800 SF. There are 3 stormwater management facilities shown and a public trail from opposite Miller Park crossing the new road near Bristol Road and continuing east and then south between the stream and a stormwater facility, the trail then crosses the new road again and south of the road continues on both sides of the stream in a loop around the wetland/old farm pond. The trail also connects to the new road near Parrish Street.

Comments

1. Will sufficient vegetation remain adjacent to homes at 3135 and 3137 Bristol Road?
2. How will the installation of the road segment with shoulders not gutters at the stream crossing impact stream water quality?
3. What portion of the 72 acres of preserved open space will be undisturbed natural areas?
4. The developer should map existing agricultural drainage infrastructure to ensure any facilities damaged during construction are restored to maintain viability of nearby agricultural lands.
5. The referring body may want to consult with area agricultural operators/land lease to determine whether portions of the preserved land could be made attractive for continued agricultural use.

13 - 2021	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Site Plan	
Applicant:	Casey, John	
Tax Map No(s):	112.00-1-72.000	
Brief Description:	Site plan and area variance for revised break wall, partially constructed site improvements and planned full buildout of 3,165 SF property east of CR 16 north of Wyffels Road in the Town of Canandaigua. Proposed accessory building has a 5' front setback when 60' is required, an 18' rear (Lake) setback when 25' is required and a paver patio with a rear (lake) setback of 2.5' when 25' is required.	

13.1 - 2021	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Casey, John	
Tax Map No(s):	112.00-1-72.000	
Brief Description:	Site plan and area variance for revised break wall, partially constructed site improvements and planned full buildout of 3,165 SF property east of CR 16 north of Wyffels Road (#3814) in the Town of Canandaigua. Proposed accessory building has a 5' front setback when 60' is required, an 18' rear (Lake) setback when 25' is required and a paver patio with a rear (lake) setback of 2.5' when 25' is required. https://www.co.ontario.ny.us/DocumentCenter/View/27508/13-2021-County-Road-16-3814-2020-12-21-Site-Plan	

This property was previously referred to CPB as an area variance, #200-2019 in October 2019. A previous site plan received approval of similar variances, however, modification of the site plan as ordered by NYSDEC requires new variance approvals.

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.