

Tax Map No(s):	126.00-1-23.11
Brief Description:	Area Variance and subdivision to subdivide a 16.548 acre lot into 3 lots. Lot 1 - 13.847 acres, Lot 2 - 1.511 acres, and Lot 3 - 1.226 acres. No lot meets the minimum lot size requirements. Project located at 4531 Middle Cheshire Rd. in the Town of Canandaigua.

Comments: See referral #97-2017 for project summary, comments and motions.

98 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Buck, Ken	
Tax Map No(s):	113.09-3-12.100	
Brief Description:	Site Plan and Area Variance to tear down the existing single-family residence and construct a new single-family residence. Variances needed for various setbacks. Project is located at 3822 CR 16 in the Town of Canandaigua.	

#### COMMENTS:

Applicant proposing lot line adjustment, tear down of existing residence, and construction of new residence.

Variances needed for:

- Lot 1 & 2: Side setback of accessory structure on both lots.
- Lot 1 & 2: Two access points for a single-use lot.
- Lot 2: Front setback for principle structure.
- Lot 2: Stream setback for principle structure. 66.75 ft proposed when 100 ft is required.

The referring board is recommended to grant the minimum variance necessary.

#### OCDPW Comments – per email from J. Berry and T. McElligott:

We received the following materials from the Town of Canandaigua on May 24, 2017:

- lot line adjustment plat prepared by Freeland-Parrinello Land Surveyors, last revised 5/3/17
- site plans prepared by Marks Engineering, last revised 05/12/2017

Revisions to the referenced site drawings were coordinated with the Ontario County Highway Department and the Canandaigua Lake County Sewer District. All technical review comments from said county offices have been addressed by the revised plans.

Applicant is required to obtain the following permits from Ontario County:

- Section 136 Highway Work Permit
- Ontario County Sewer Districts Renovation Permit

All other permits and approvals required for the work shall be the responsibility of the Applicant. There shall be no liability of obligation placed upon the County with respect to such other requirements.

The applicant has satisfactorily addressed all of my comments with the exception of providing the necessary insurance for their contractor to work in the right-of-way. See email string below. Once the proper insurance is provided I'll issue the county highway work permit.

- As a point of clarification, the applicant has supplied significant proof of disability and justified the need to retain the existing driveway to provide reasonable access to the property.

#### **Canandaigua Lake Watershed Council Program Manager Comments:**

I reviewed the plans and drove to the project site. The 100 foot stream set back requirement is probably not necessary for this tributary, however it is important not to disturb the tree lined riparian corridor and maximize the distance to the stream for both the driveway and the home. It looks like they are trying to move the new house further away from the house to the north, however they will be disturbing significant area with steep slopes. It is absolutely necessary to maintain erosion controls during the project as

this tributary enters the lake in close proximity to the intake pipes. Erosion and sediment control item #4 needs to state erosion control fabric or jute mesh with straw underneath. Jute mesh is not sufficient on these slopes. I would suggest minimizing the amount of steep slope area disturbed at one time in order to control the site.

**Canandaigua Lake Watershed Commission Comments – G. Barden:**

Storm Water Management:

This site as it exists, slopes/ drains from west to east with drainage entering either Hope Point Creek, or the highway drainage system of West Lake Road (Co, Rd. No. 16) both of which drain to Canandaigua Lake. It appears efforts have been made to minimize disturbance as the project appears to be designed to fit the site instead of altering the site to fit the design. The existing vegetation along the north / northwesterly embankment of Hope point is remaining and not being removed. This office is pleased to see the proposal for a Rain Garden. Downspouts from the new residence along with a portion of the paved driveway are being directed to this Rain garden. This increase in impervious area has the potential to carry contaminants which will be filtered through this Rain Garden. This office recommends that finish grading may be able to be revised to allow more of the impervious driveway to be able to drain to this Rain Garden.

Soil Erosion and Sediment Control:

The main weakness of the soil erosion and sediment control practices being proposed is in the area of the construction entrance where the silt fence ends on the north and south side of the entrance just west of the right-of-way line. This is the one gap in the soil erosion control protection. This office recommends that a temporary barrier such as a straw bale dyke or similar material be placed across the driveway between the end silt fence stakes to intercept sediment laden run-off from disturbed upgrade soil. This temporary barrier could be removed at the beginning of each day's work and replaced at the end, especially before each weekend when no workmen will be onsite for 2 or 3 days. This temporary barrier can also be easily be reinstalled during a work day if a rainfall event occurs.

**Board Motion:** Referrals #98-2017 & #98.1-2017 be retained as Class 1s and returned to the local board with comments.

Motion made by: Steve Groet

Seconded by: Glen Wilkes

***Vote: 12 in favor, 0 opposed, 0 abstentions. Motion carried.***

98.1 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Marks Engineering	
Property Owner:	Buck, Ken	
Tax Map No(s):	113.09-3-12.100	
Brief Description:	Site Plan and Area Variance to tear down the existing single-family residence and construct a new single-family residence. Variances needs for various setbacks. Project is located at 3822 CR 16 in the Town of Canandaigua.	

Comments: See referral #98-2017 for project summary and comments.

99 - 2017	Town of East Bloomfield Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Clar, Wade & Colleen	
Tax Map No(s):	54.00-1-10.113	
Brief Description:	Special Use Permit to run a kennel on 19 acre parcel. Project is located at 6645 Cherry St. in the Town of East Bloomfield.	

**COMMENTS:**

Per James Kier's email on 5/30/17:

**1. How many dogs will be at the facility to board?**

- Answer. Dogworks service dogs will have a limit of 25 total of service dogs and/or boarding dogs.

**2. Information on sanitary/safe conditions will be maintained (i.e. A. How waste will be handled, access to water, cleaning of kennels, emergency evacuation plan.)**