

<https://www.co.ontario.ny.us/DocumentCenter/View/26231/187-2020-1--page-site-plan-Sandy-Beach-Drive-3528-2020-10-20>

Deck addition to be on lakeside portion of property between lake edge of house and waterside concrete patio. The addition will disturb .05 acres of .17 acre lot.

According to OnCor, the lot includes underwater property categorized as wetlands and the existing patio and house are in the floodplain. The lot has moderate slopes of less than 9 percent. The lakeside Rhinebeck soils are highly erodible and partially hydric.

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 body is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency are strongly encouraged to involve the 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.
3. The EAF indicates stormwater impacts will be mitigated by stormwater management devices but none are shown on the site plan.

188 - 2020	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Site Plan	
Applicant:	Tintera, Anthony	
Property Owner:	Sweetman, James and Colleen	
Tax Map No(s):	113.17-1-14.000	
Brief Description:	Site plan, area, and use variance for home at 4015 CR 16 in the Town of Canandaigua. Use variance for second house on property. Area variances for 42' front setback when 60' is required and 29 per cent lot coverage when 22.5 percent is allowed as more than 50 percent of the site disturbance is in the steep slope protection area.	

188.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Tintera, Anthony	
Property Owner:	Sweetman, James and Colleen	
Tax Map No(s):	113.17-1-14.000	
Brief Description:	<p>Site plan, area, and use variance for home on 1 acre lot at 4015 CR 16 in the Town of Canandaigua. Use variance for second house on property. Area variances for 42' front setback when 60' is required and 29 per cent lot coverage when 22.5 percent is allowed as more than 50 percent of the site disturbance is in the steep slope protection area.</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/26234/188-2020-1-page-sige-plan-County-Road-16-4015-2020-10-20-</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/26235/188-2020-1-page-site-plan-County-Road-16-4015-2020-10-20-pdf</p>	

These is an existing dwelling between W. Lake Road and the lake that is reportedly used to support lake activities and is not intended for use as a dwelling, though it has required facilities. The majority of the lot is located west of West Lake Road. According to OnCor this area is forested with slopes of 16 to 30 percent. The proposed driveway is off Onnalinda Drive to avoid this area, though the home site and walkway to CR 16 are in the steep slope protection area.

The project site plan shows 1:1 slope along the southern property line where the drainage swale and catch basin are located.

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 body is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. 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.
3. What is the length and width of the walkway proposed from the house through the steep slope area to West Lake Road?
4. What is the reason for removing the 18" and 48" trees on the lakefront portion of the property? Will replacement trees be planted? No landscaping plan is provided.

CLCSD Comment

Permit required for connection to sewer system and site plan must be provided to CLCSD office for final approval.

188.2 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: 2
Referral Type:	Use Variance	
Applicant:	Tintera, Anthony	
Property Owner:	Sweetman, James and Colleen	
Tax Map No(s):	113.17-1-14.000	
Brief Description:	Site plan, area, and use variance for home at 4015 CR 16 in the Town of Canandaigua. Use variance for second house on property. Area variances for 42' front setback when 60' is required and 29 per cent lot coverage when 22.5 percent is allowed as more than 50 percent of the site disturbance is in the steep slope protection area.	

See additional project information at 188.1-2020.

Comment: No evidence of financial hardship is presented to justify the use variance.

Board Motion: To retain referral 188.2-2020 as a class 2 and return it to the local board with a recommendation of denial.

Motion made by: Steve Groet **Seconded by:** Glen Wilkes

Vote: 11 in favor, 0 opposed, 0 abstentions **Motion carried.**

189 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	McMahon, Liam	
Property Owner:	Ritchlin, Christopher	
Tax Map No(s):	126.00-1-22.131	
Brief Description:	Special use permit for residential 1,440 SF large scale solar system at 4459 Middle Cheshire Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/26236/189-2020-1-page-site-plan-Middle-Cheshire-Road-4459-2020-10-20-	

The applicant has requested a waiver from the requirement for a professional prepared site plan. The ground mounted system designed by the installer is intended to provide power for the residence on the 63 acre property. The project will involve approximately 1,200 SF of site disturbance.

Board Motion: To retain referrals 184-2020, 189-2020, 190-2020, 195-2020, 196-2020, 196.1-2020 and 206-2020 as class 1s and return them to the local boards with comments if provided.

Motion made by: David Wink **Seconded by:** Glen Wilkes

Vote: 11 in favor, 0 opposed, 0 abstentions **Motion carried.**

190 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Frosino, Adam	
Property Owner:	Ontario County Industrial Development Agency	
Tax Map No(s):	70.00-1-74.110	
Brief Description:	Site plan for construction of new 3,000 SF general aviation terminal building and associated grading driveway and utility connections at the Canandaigua Airport, 2450 Brickyard Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/26237/190-20-Aerial-project-area https://www.co.ontario.ny.us/DocumentCenter/View/26238/190-20-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/26239/190-2020-airport-1-page-site-plan-Brickyard-Road-2450-2020-10-20- https://www.co.ontario.ny.us/DocumentCenter/View/26284/190-2020-airport-master-plan-16-2019	