

A. All applications for signs located on property adjoining primary travel corridors that do not comply with local limits on size and/or number.

Final classification: Class 2

Findings:

1. The proposed sign is on land along a corridor identified by the Board as being a primary travel corridor for tourists visiting Ontario County.
2. Protection of the community character along these corridors is an issue of countywide importance.
3. Local legislators have standards for signage that allows for business identification sufficient to safely direct customers onto the specified site.
4. It is the position of this Board that the proposed signage is excessive.
5. Excessive signage has a negative impact on community character.

Final Recommendation – Denial

Comments

1. The referring body should grant the minimum variance necessary.
2. What is the SF of the existing sign?
3. Is the area of the 3rd panel with black letters on white background part of the existing sign or does it require an area variance as a temporary sign?

109 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Venezia Assocaites	
Property Owner:	Blazak, Eric & Bree	
Tax Map No(s):	127.05-2-9.000	
Brief Description:	Area variance for a 120 SF storage shed exceeding the allowable 100 SF limit, a 15' height exceeding the 10' height limit, and no front setback when 55' is required. Shed to be located on lakeside of lot at 4134 West Lake Road in the Town of Canandaigua and to include a bathroom and mini kitchen.	

A site plan for construction of a replacement home on the Westside of CR 16 was referred in February 29-2019. OCDPW's comments on the house site plan have not been addressed and are repeated below following restatement of the CPB administrative review policy regarding encroachment in county ROWs. There are also additional OCDPW comments on the currently referred plan for modifications to the lakeside portion of the lot.

Code allows 2 accessory structures – a private garage not exceeding 16' in height and a storage shed not exceeding 10' in height. The lot includes an accessory building on the upland portion of the lot.

February 2019 Project Description

The existing home is pre-existing non-conforming with regard to lot width. The existing lot coverage is 19%. The proposed development would add 2,200 SF of building footprint, deck, porch, driveway, walls, and stairs. The impervious surface coverage adjusting for the use of porous driveway materials would be 31.1 %. The shoreline changes will replace a concrete wall with rip rap. The house will continue to be connected to the public sewer.

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
- A. Development infringing on a County owned property, right of way, or easement.

Final Classification: Class 2**Findings**

1. Addressing encroachment on County owned property, rights of way, and easements is an intermunicipal issue for reasons of access, maintenance and ultimately, public safety.
2. This issue can be addressed by consulting with the Ontario County DPW.

Final Recommendation shall be for approval with the following modification:

The applicant and referring agency shall contact the Ontario County Department of Public Works and ensure that the development is not improperly encroaching on the CR 16 ROW.

February 2019 OCDPW Comments

The department has reviewed the site plan. Detailed comments are included in a February 11 e-mail to the Town Development Office and summarized below.

1. A highway work permit and proof of contractor insurance will be required for any work within the highway right-of-way.
2. Additional documentation will be required if the project involves more than 1 acre of site disturbance and requires a SWPPP.
3. The County does not consent to on-street parking along CR 16 and will not permit the pull-off shown within the ROW.
4. The proposed retaining walls must be placed out of the county ROW. Additionally the County outlined areas of concern regarding design, materials, and contractor safety.
5. The proposed replacement stairs shall be positioned such that the near edge of the proposed stairs is no closer than 8' from the edge of pavement. An encroachment agreement shall be required for any stair placement within the ROW,
6. Include additional engineering calculations and design details to be reviewed by County regarding the driveway, guide rail transition at the stair, work zone traffic control, shoulder restoration, and drainage structures.
7. All underground utilities must be installed under CR 16 using trenchless methods.

February 2019 Canandaigua Lake County Sewer District Comments

Detailed district comments are in a letter to Erin Venezia Joyce dated February 7, 2019 and summarized below.

1. If the applicant wishes to reuse the existing sewer lateral, it must be televised in the presence of District staff or a video shall be provided to the District Supervisor.
2. Additional comments related to materials, clean-outs, plan notes, and details for penetration of foundation.

June 2019 Comment – Does the accessory building required a lakeside or mean high water line setback variance?

June 2019 OCDPW Comments

The department reviewed the site plan for lakeside modifications and offered detailed comments in an e-mail to the Town Development Office. These comments are summarized below:

1. The proposed Boat Accessory Structure extends into the CR 16 ROW
2. The plan shows proposed utility lines in the CR 16 ROW. Such installations will require additional review by the Town of Canandaigua Water District, Canandaigua Lake County Sewer District, and OCDPW.

110 - 2019	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Venezia Assocaites	
Property Owner:	DAGAR	
Tax Map No(s):	97.04-2-100.100, 97.04-2-101.000, 97.04-1-6.121	
Brief Description:	Technical review of a sketch plan to subdivide 3 parcels with 69 acres between CR 16 and Middle Cheshire in the Town of Canandaigua into 70 single family lots. https://www.co.ontario.ny.us/DocumentCenter/View/18225/110-2019-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/18226/110-2019-Lacrosse-Circle-2019-05-17-Site-Plan	