

The proposed subdivision includes three additional building lots and a 30 acre remainder lot fronting on CR 41 and 2 proposed building lots fronting on Strong Road. The remainder lot will continue in agricultural use with the requirement that 15 acres will be placed in a conservation easement as part of any future subdivision or development application. Approximately ½ of each of the development lots is included in proposed conservation easements. Ultimately, 38.4 of the 76.4 acres will be permanently preserved by conservation easement meeting the 50 percent open space requirement of the Town Code. The Lot 3 conservation area includes some or all of 3 small federal wetlands south of CR 41 near the western lot boundary.

Application materials indicate proposed lots can meet stopping and site distance requirement for future driveways. Lots will be subject to future site plan review for development of single family homes with private wells and on-site wastewater treatment systems and applicable erosion and sediment control and stormwater management.

According to OnCor, there are many small areas of 16 to 30 percent slope on the property and two small areas of NWI wetland in the area of proposed Lot 3. The dominant soil type on the parcel is well drained Dunkirk-Arkport Complex, 15 to 25 percent slope with high erodibility. Such soils are not prime farmland.

Comments

1. The local municipal engineer should review the location, number, type, and results of soil tests completed in 2014 and their relevance to suitability of conventional system systems on proposed lots.
2. Can the proposed lots meet the access connection spacing (440' for collector & local through roads) and off-set requirements (150') of the Town Code Chapter 55?
3. Is the stopping and site distance calculation based on the 85 percentile recorded speeds of 60 and 64 MPH on CR 41 west and east of Strong Road?
4. What is the natural resource value to the Town of the land included in the conservation easements?

45 - 2021	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Lewis, John	
Tax Map No(s):	126.12-2-2.000	
Brief Description:	Site plan and area variances for house demolition and rebuild with new driveway location at 4210 CR 16 near Lake Hill Drive in the Town of Canandaigua. Proposed lot coverage is 27.5 percent when 25 percent is allowed. Proposed driveway has 2.4' side setback when 10' is required.	

45.1 - 2021	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Marks Engineering	
Property Owner:	Lewis, John	
Tax Map No(s):	126.12-2-2.000	
Brief Description:	Site plan and area variances for house demolition and rebuild with new driveway location at 4210 CR 16 near Lake Hill Drive in the Town of Canandaigua. Proposed lot coverage is 27.5 percent when 25 percent is allowed. Proposed driveway is 2.4' from the south lot line when 10' is required. https://www.co.ontario.ny.us/DocumentCenter/View/27891/45-2021-County-road-single-page-site-plan-16-4210-2021-02-19-	

The proposed house will be re-located behind the 60' setback line with a pervious driveway to garages at the rear of the house. The new driveway location will require removal of 3 mature trees. New drainage swales will be created on the north side of the house for downspouts and between the house and driveway on the south side of the house. Drainage from the south side will pass through infiltration chambers before discharging to the CR 16 storm system. The new proposed walkway to CR 16 will align with the walkway on the lakeside of the parcel.

No changes are proposed on the portion of the lot on the east side of CR 16 adjacent to the lake.

According to OnCor, most of the lot has slopes of 16 to 31 percent.

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. Referring body is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency should Consult with the Ontario County Highway Department and ensure that the sight distances for the proposed driveway comply with standards established by the American Association of State Highway and Transportation Officials (AASHTO).
3. 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.

CLCSD Comments

1. Sewer connection plans are under review. A renovation permit will be required.

46 - 2021	Town of Farmington Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Farmington	
Brief Description:	<p>Zoning text and map amendment to add a Main Street Overlay District to lands abutting SR 96 in the Town of Farmington from the Victor line east to Hook Road/Beaver Creek Road on the south and to Fairdale Glen on the north. The Overlay regulates setbacks, signs, lighting, and other streetscape elements to create a pedestrian oriented district.</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/27891/45-2021-County-road-single-page-site-plan-16-4210-2021-02-19-</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/27891/45-2021-County-road-single-page-site-plan-16-4210-2021-02-19-</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/27894/46-2021-Streetscape-Design-Guidelines---February-2021-1</p>	