

158.1 - 2016	Town of Canandaigua Zoning Board of Appeals	Class: AR-1
Referral Type:	Area Variance	
Applicant:	Venezia & Associates	
Property Owner:	Papenfuss, Robert	
Tax Map No(s):	113.17-1-16.000	
Brief Description:	Site Plan and Area Variance approval request to demolish existing single family residence to construct a new one-story single family residence and associated garage. Variance needed for front yard set back related to the garage. Project is located at 4113 Onnalinda Dr. in the Town of Canandaigua.	

Comments: See referral #158-2016 for project summary and comments.

159 - 2016	Town of Canandaigua Zoning Board of Appeals	Class: AR-1
Referral Type:	Area Variance	
Applicant:	Bayer, Mark	
Property Owner:	Wegman, Joy	
Tax Map No(s):	126.16-2-3.310	
Brief Description:	Area Variance request to construct a pool, fence and patio in the rear yard of applicant's property. Pools are not permitted by code in the rear yard and the width of the pool is 7ft above allowed code. Project is located at 4417 CR 16 in the Town of Canandaigua.	

**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

C - All other applications subject to policy AR-5.

**Final Classification:** Class 1

**Findings:**

7. As of 2005 69% of the parcels in Ontario County were classified as one or two family residential. Between 2000 and 2005, 2,018 residential parcels were added to the County's tax rolls (*Ontario Co. RPTS Annual Report*)
8. Collectively individual residential developments have significant impacts on surface and ground water.
9. Proper storm water and erosion control is also needed to achieve that same end.
10. These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met.
11. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and placement of on-site septic.
12. 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.

**Final Recommendation** –The CPB will make no formal recommendation to deny or approve.

**Canandaigua Lake Watershed Association Comments:**

- The backyard/front yard placement of the pool is not concerning as long as the pool discharge does not go directly to the lake.
- Need to see some tree/shrub buffering.
- Will be talking with the Town to go over the pool aspects.

160 - 2016	Town of Naples Planning Board	Class: AR-1
Referral Type:	Subdivision	
Applicant:	Neubauer, Arden	
Tax Map No(s):	203.00-1-21.000	
Brief Description:	Subdivision approval Request to divide a 14 acre parcel into 4 building lots each approximately 3 to 4 acres. All parcels can be accessed from a proposed extension of an existing gravel driveway. The project is located at 8448 CR 36 in the Town of Naples.	

**Policy AR-6: Single-family residential subdivisions under five lots**