

Draft September 13, 2016 CPB Minutes

139 - 2016	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Farren, Christine	
Tax Map No(s):	126.20-1-1.200	
Brief Description:	Special Use Permit approval request to convert an existing single-family residence to a 3-bedroom Tourist Home for Caregivers. No structural improvements are proposed. Project is located at 4443 CR 16 in the Town of Canandaigua.	

COMMENTS:

Tourist Homes are allowed in the Town's RLD district under special permit, and are defined as 'An owner-occupied dwelling used for providing overnight accommodations and containing at least three but not more than five bedrooms for transient guests for compensation. For purposes of the Town Code, "tourist home" shall include bed-and-breakfast establishments.'

OCDPW Comments:

Property is currently assessed 1 (equivalent house) unit for use of County sewers. The change of use will need to be reevaluated in accordance with the Ontario County Sewer Rents Local Law and, if necessary, the sewer use charges adjusted.

Board Motion: *Referral #139-2016 be retained as a Class 1 and returned to the local board with comments.*

Motion made by: Glen Wilkes

Seconded by: Leonard Wildman

Vote: 14 in favor, 0 opposed, 0 abstentions. Motion carried.

140 - 2016	Town of Canandaigua Zoning Board of Appeals	Class: Exempt
Referral Type:	Area Variance	
Applicant:	Venezia & Associates	
Property Owner:	Kenton, Charles & Marie	
Tax Map No(s):	154.13-1-2.000	
Brief Description:	Area Variance request to demolish existing storage shed and construct a new and larger storage building and associated drive-way extension. The project is located at 5133 CR 16 in the Town of Canandaigua.	

141 - 2016	Town of Canandaigua Planning Board	Class: AR-1
Referral Type:	Site Plan	
Applicant:	Venezia & Associates	
Property Owner:	Bartholf, John	
Tax Map No(s):	98.09-1-19.000	
Brief Description:	Site Plan and area variance approval request to demolish existing single-family residence and construct a new single-family residence, along with associated porch, garage, parking area, and breezeway. 9 ft variance needed for the proposed retaining wall, which is 41 ft from the front property line when 50 ft is required. Project is located at 4959 Waters Edge 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: