

177 - 2018	Town of Canandaigua Planning Board	Class: AR-1
Referral Type:	Minor Subdivision	
Applicant:	Venezia Associates	
Property Owner:	Norry, Lewis	
Tax Map No(s):	140.07-1-33.000	
Brief Description:	Subdivision and area variance to create a lot for each of 2 residences on 1.29 acre lot at 4621 and 4623CR 16 near Wells Curtis Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/15136/177_18-subdivision	

Because the parent parcel contains greater than 10% lands listed in the Town of Canandaigua Natural Resource Inventory, the project is subject to the Town's conservation subdivision regulations (174-16). The applicant has requested a waiver of these requirements.

The subdivision requires a lot width variance for Lot 2. Proposed lot width is 115' when 125' is required. An existing cottage on Lot 2 is setback 46.4' from the CR 16 ROW when 60' is required. As an existing building, the applicant is not required to request a variance. The subdivision plan shows easements between Lot 1 and Lot 2 regarding existing waste water treatment facility components. There is an access easement indicated to allow Lot 2 to access a driveway that originates north of Lot 1, crosses Lot 1 and approaches the rear of the cottage on Lot 2. Lot 2 also has an existing gravel access driveway directly off CR 16.

Comments

1. The subdivision map should also show an easement to Lots 1 and 2 from the lot to the north where the access drive connects to CR 16.
2. The Planning Board should consider how the proposed allocation of lake frontage (Lot 1 188', Lot 2 37') will impact the ability of a future lot owner to construct a dock.
3. While this property is not subject to access management regulations, the following excerpt from the Town of Gorham access management regulations indicates typical access connection spacing standards for roads with a functional classification of collector such as CR 16 in the Town of Canandaigua:

Posted Speed Limit (MPH)	Access Connection Space (ft.)	
	Arterial	Collector or Local
35 or less	245	125
40-45	440	245
>45	660	440

177.1 - 2018	Town of Canandaigua Planning Board	Class: AR-1
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Norry, Lewis	
Tax Map No(s):	140.07-1-33.000	
Brief Description:	Subdivision and area variances to create a lot for each of 2 cottages on 1.85 acre lot at 4621, 4623, and 4625 CR 16 near Wells Curtis Road in the Town of Canandaigua.	

See information at 177-2018.

178 - 2018	Town of Canandaigua Town Board	Class: 2 Late Referral
Referral Type:	Text Amendment	
Applicant:	Town of Canandaigua	
Brief Description:	Text amendment to revise swimming pool dimensional requirements to follow setbacks for other accessory structures in the same district in the Town of Canandaigua	

Board Motion: To accept late submission of Referral # 178-2018 for CPB review.

Motion made by: M. Woodruff **Seconded by:** Ruby Morrison

Vote: 16 in favor, 0 opposed, 0 abstentions. **Motion carried.**

Board Motion: To retain referral # 178-2018 as a Class 2 and return to referring body with a recommendation for approval.

Motion made by: David Wink **Seconded by:** Patti Wirth

Vote: 16 in favor, 0 opposed, 0 abstentions. **Motion carried.**