

CLCSD Comment Discussions have occurred between the sewer district and the developer's engineer. Preliminary plans are currently under review. Comments will be provided to the engineer.

90 - 2021 Town of Canandaigua Zoning Board of Appeals Area Variance - Class: AR 1

Area variance for location of two 96 SF sheds within the 60' road setback of a house at 4764 CR 16 near Deuel Road in the Town of Canandaigua.

Applicant: Steele, Sue

Property Owner: Madia-Tompkins, Heather & Chelsey

Tax Map Parcel No: 140.00-1-1.000

<https://www.co.ontario.ny.us/DocumentCenter/View/28989/90-2021County-Road-16-4764-2021-04-06-Site-Constraints>

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. Applications subject to policy AR-5 and not involving lakefront lots with coverage, or side or lakefront setback variances or with encroachments on County right-of-ways.

Final Classification: Class 1

Findings:

1. One-and two-family residential uses represent 63% of the 49,354 parcels on the 2017 Ontario County assessment roll. Between 2012 and 2017 1,067 single family residential parcels were added and 13 two-family were removed. These parcels represent 89% of all parcels added county-wide.
2. Collectively individual residential developments have significant impacts on surface and ground water.
3. Proper design of on-site sewage disposal is needed to protect ground and surface waters.
4. Proper storm water and erosion control is also needed to achieve that same end.
5. Proper sight distance at access points along County roads is an important public safety issue of county wide significance.
6. Standards related to protecting water quality and traffic safety have been established by agencies such as the American Association of State Highway and Transportation Officials (AASHTO), and NYSEDC.
7. These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met

Final Recommendation – With the exception of applications involving lakefront properties or encroachments to County owned right-of-ways described in AR Policy 5 Parts A and B, the CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

Comments

1. The Town is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.

91 - 2021 Town of Canandaigua Zoning Board of Appeals Area Variance - Class: AR 2

Area variance for 3,400 SF residential addition, porches and pickleball court to increase building coverage from 7.3 percent to 20.6 percent when 15 percent is allowed at 4495 Davidson Landing in the Town of Canandaigua.

Applicant: Bushen, Lucas

Property Owner: Gill, Daniel

Tax Map Parcel No: 126.2--1-8.000

<https://www.co.ontario.ny.us/DocumentCenter/View/28990/91-2021-site-plan-only-Davidson-Landing-4495-2021-04-07>

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