

9.2 - 2020	City of Geneva Zoning Board of Appeals	Class: 2
Referral Type:	Use Variance	
Applicant:	Costich Engineers	
Property Owner:	Marchenese Auto Wash	
Tax Map No(s):	104.14-6-42	
Brief Description:	Site plan, subdivision, and use variance for demolition of existing auto wash at 86 Norwood Avenue in the City of Geneva, annexation of 3 adjacent parcels at 396 and 400 Hamilton Street and 77 Spring Street, and construction of a new auto wash. The use variance is needed because the northern half of the Spring Street parcel is in the R-1 district.	

See information at 9-2020.

10 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	German, Rich & Peter	
Tax Map No(s):	113.13-1-10.000	
Brief Description:	Area Variance for replacement sign at German Brothers Marina 3907 CR 16 in the Town of Canandaigua.	

The previous sign was granted an area variance to allow a height of 13.5' when a height of 7' is allowed and a front setback of 4.3' when 15' is required. The replacement sign that has already been installed has a height of 18' above ground level and has a front setback of 10.2'. The impact of the higher sign height may be somewhat mitigated by its location further from the ROW on ground at a lower elevation.

Policy AR-7: Signs

The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified SR 5/US 20 as a primary travel corridor for tourists visiting Ontario County. The intent is to protect the character of development along these corridors by encouraging local boards to adhere to their adopted laws as much as possible.

A. All applications for signs located on property adjoining primary travel corridors that do not comply with local limits on size and or number.

Final classification: Class 2

Findings:

1. The proposed sign is on land along a corridor identified by the Board as being a primary travel corridor for tourists visiting Ontario County.
2. Protection of the community character along these corridors is an issue of countywide importance.
3. Local legislators have standards for signage that allows for business identification sufficient to safely direct customers onto the specified site.
4. It is the position of this Board that the proposed signage is excessive.
5. Excessive signage has a negative impact on community character.

Final Recommendation – Denial

11 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Bayer Landscape Architecture	
Property Owner:	Wegman, Dan	
Tax Map No(s):	140.18-1-16.000	
Brief Description:	Site plan and 3 area variances for adding a tennis court with perimeter retaining wall, 325 SF pavillion, and associated fencing, drainage, and planting at 4885 CR 16 in the Town of Canandaigua. Changes will result in a 7,900 SF increase in lot coverage from 21 to 27 percent when 25 % is allowed. Additional variances for size and height of pavillion. https://www.co.ontario.ny.us/DocumentCenter/View/20536/11-2020-extracted-Site-Plan-and-steep-slope-map	

The proposed shade pavilion is 325 SF when accessory buildings in the Lakefront Residential District are limited to 100 SF. The proposed height of the pavilion is 18' when 10' is allowed. The site plan also indicates relocation of a portion of the driveway, reworking of the existing stormwater management system to include 3 rain gardens with 600 SF of area and trench drains around the tennis court to address stormwater quality and quantity impacts. The activities will disturb more than an acre of land.

The applicant states the tennis court will not be visible from the Lake, CR 16 or from neighboring properties and that the size of the pavilion is necessary to accommodate the applicants need. The justification for the height of the pavilion is to accommodate a building appropriately scaled to the size of the house. The application does not mention visibility of the pavilion.

The site modifications will involve disturbance of 20,437 SF of steep slopes including 4,190 SF with slopes of 25 to 40 % and 1,586 SF with slopes of more than 40%. The Town's Zoning Law Determination preliminarily indicates the proposed changes comply with the Town of Canandaigua Steep Slope Law and that changes work with the natural elements of the site rather than making the site fit the development goals of the landowner and minimize land disturbance, cut and fill operations, tree removal and alternation of natural drainage. Additional review will occur as part of site plan review. The Steep Slope Law also requires evaluation of any retaining walls greater than 4' high by a professional engineer.

Comments

1. It appears the topsoil stock pile and the material staging area are in an area of 25-40 % slope rather than an adjacent available land with 15 to 25% slope.
2. What outdoor lighting will be installed? Any court lighting should be dark sky compliant.

11.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Bayer Landscape Architecture	
Property Owner:	Wegman, Dan	
Tax Map No(s):	140.18-1-16.000	
Brief Description:	Site plan and 3 area variances for adding a tennis court with perimeter retaining wall, 325 SF pavillion, and associates fencing, drainage, and planting at 4885 CR 16 in the Town of Canandaigua. Changes will result in a 7,900 SF increase in lot coverage from 21 to 27 percent when 25 % is allowed. Additional variances for size and height of pavillion.	

See information at 11-2020.

12 - 2020	Town of Bristol Zoning Board of Appeals	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Barrett, Jason	
Property Owner:	85wmeLLC	
Representative:	Riker, Sandy	
Tax Map No(s):	137.00-2-14.130	
Brief Description:	Special use permit for a 1,080 SF seasonal camp at 7209 CR 32 west of South Hill Road in the Town of Bristol. https://www.co.ontario.ny.us/DocumentCenter/View/20537/12-2020-Barrett-septic-design-12-15-19	

The proposed use is located on a 19 acre lot. The site plan also indicates a future location for a 4 bedroom home that would share a driveway and septic system with the seasonal camp. The applicant has submitted a request to add the property the agricultural districts. The current agricultural use of the property is growing white oak trees for distilling barrels and juniper bushes to make gin. The property owned anticipates adding beehives in several years.

According to OnCor, the site is not in an agricultural district or constrained by wetlands or floodplains. The cleared portion of the site along the eastern property line and the west half of the CR 32 frontage have slopes less than 10 percent. The wooded area mostly has slopes of greater than 16 percent with the stream channel through the wooded portion of the site having slopes of more than 60 percent. OnCor shows a different or additional stream corridor through the eastern portion of the site. Soil characteristics are as follows:

Western CR 32 frontage: Orpark Silt loam, 8 to 15 %

Farmland of statewide importance

Permeability: moderately high

Hydrological Group D

Erodibility: high

Partially Hydric