

Brief Description:	Subdivision and Area Variance request to subdivide an existing 6.9 acre parcel into two lots, Lot 1 and Lot 2, both 3.47 acres, along with demolishing two existing buildings on Lot 1. Variances needed for front and side setbacks. Project located at 2555 Cooley Rd. in the Town of Canandaigua.
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Comments: See referral #18-2017 for project summary and comments.

19 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: 2
Referral Type:	Area Variance	
Applicant:	Bayer Landscaping	
Property Owner:	Wegman, Daniel & Konstanze	
Tax Map No(s):	140.18-1-11.000 140.18-1-12.000 140.18-1-15.100	
Brief Description:	Site Plan and Area Variance request to consolidate three existing lots and to demolish the two existing residences and construct one single-family residence. Variances needed for various setbacks. Project is located at 4905, 4907, 4911 CR 16 in the Town of Canandaigua.	

COMMENTS:

Proposed project includes the consolidation of 3 existing lots into a 2.178 acre parcel, demolishing of the 2 existing single-family residences, and construction of one single-family residence. Variance request for proposed swimming pool, principle structure setbacks, and setbacks for accessory structures.

According to ONCOR:

- No State or Federal wetlands are present on the property.
- The parcel is located within a FEMA floodplain.
- The property is not located within 500 ft of Agricultural District.
- Soil Characteristics
 - Type: Lansing silt loam
 - Slope: 8 to 15 percent
 - Soil permeability: Moderately High
 - Erodibility: High
- Soil Characteristics
 - Type: Guyanoga channery silt loam
 - Slope: 0 to 3 percent
 - Soil permeability: High
 - Erodibility: Medium

20 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: AR-2
Referral Type:	Area Variance	
Applicant:	Lafave, Matthew	
Property Owner:	Cheshire Volunteer Fire Department	
Tax Map No(s):	83.00-1-19.000	
Brief Description:	Area Variance request for a 4ft x 8ft (32 sq ft) double sided aluminum composite sign for the Cheshire Volunteer Fire Department. Project located at 5439 SR 5 & 20 in the Town of Canandaigua.	

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 Route 5 & 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.