

Representative:	
Tax Map No(s):	71.00-1-25.100
Brief Description:	Special Use Permit and Site Plan request to construct two 11,840 sq ft boat storage facilities on a vacant parcel with additional storage outside. Project is located at 2790 CR 10 in the Town of Canandaigua.

Comments: See referral #17-2017 for project summary, comments and motions.

18 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Kneut, Timothy & Logan	
Tax Map No(s):	69.00-1-36.000	
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.	

COMMENTS:

Subdivision and area variance request to divide a 6.9 acre parcel into two 3.47 acre parcels. Lot #1 will contain all existing structures. Variances needed for setbacks for the existing 1-story residence and accessory structure (shed). No development is proposed for the Lot #2.

The referring board is encouraged to grant the minimum variance necessary.

Board Motion: Referrals #18-2017 & #18.1-2017 be retained as Class 1s and returned to the local board with comments.

Motion made by: Jaylene Folkins

Seconded by: Sandy Riker

Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.

18.1 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Kneut, Timothy & Logan	
Tax Map No(s):	69.00-1-36.000	
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.	

Comments: See referral #18-2017 for project summary, comments and motions.

19 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: AR-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.	

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

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

The CPB's role of reviewing and making recommendations on county wide development has provided a unique perspective on the trend of more intensive development and use of lakefront lots. Of particular concern are the incremental negative impacts to water quality and the character of our lakefront neighborhoods. The following policy is a result of discussion and debate spanning 18 months as well as consultation with outside agencies directly involved with water quality issues in Ontario County. The intent is to address over development of lakefront lots and support the clearly stated interest by local decision makers to do the same.

Final Classification: 2

Findings:

1. Protection of water features is a stated goal of the CPB.
2. The Finger Lakes are an indispensable part of the quality of life in Ontario County.
3. Increases in impervious surface lead to increased runoff and pollution.
4. Runoff from lakefront development is more likely to impact water quality.
5. It is the position of this Board that the legislative bodies of lakefront communities have enacted setbacks and limits on lot coverage that allow reasonable use of lakefront properties.
6. Protection of community character, as it relates to tourism, is a goal of the CPB.
7. It is the position of this Board that numerous variances can allow over development of properties in a way that negatively affects public enjoyment of the Finger Lakes and overall community character.
8. It is the position of this Board that such incremental impacts have a cumulative impact that is of countywide and intermunicipal significance.

Final Recommendation: Denial

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.

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