

Ontario County Planning Board

Jaylene Folkins, Chair

Tim Marks, Vice Chair

ADMINISTRATIVE REVIEW REFERRAL

The application described herein has been reviewed using an administrative review process established by the Ontario County Board of Supervisors (Resolution 540-2006). The subsequent official recommendation is derived from policies established by the Ontario County Planning Board. Recommendations for referrals not subject to administrative review can be found in the draft minutes from the respective CPB full board meeting.

Referral No: 102 - 2016	Referring Municipality & Agency: Town of Canandaigua - Planning Board	Date Received: 06/30/2016	CPB Meeting Date: 07/13/2016
Type of Application: Site Plan		Administrative Review: Class: AR-1	
2. Applicant: Bayer Landscape Architecture			
3. Property Owner (if different from the applicant): Richard Sands			
4. Tax Map #: 154.06-1-7.100	Project Description: Site Plan approval for the demolition and removal of existing tennis court and associated accessory structure and construction of an in-ground swimming pool, spa,decorative water feature, pool storage & equipment structure, and pool wing structure. The project is located at 4947 CR 16 in the Town of Canandaigua next to the lake.		
Referral Recommendation: N/A			

The CPB understands based on the referral document submitted that the applicant is also proposing the construction of a lodge on a parcel to be subdivided. It is the recommendation of this board that the local board consider the cumulative impacts of all proposed development on the property.

The CPB previously reviewed an application for the above referenced parcel pertaining to an area variance request for a side setback of 12 ft. when 15ft. is required. It was our recommendation at that point in time that the local board disapprove the project as outlined (please see previously submitted administrative review attached for your reference). It appears as though the setback has not been revised from what was originally submitted, but the referral cover sheet is asking us to make a recommendation on site plan only. Please note that although the CPB will make no recommendation on the site plan, based on the findings below our recommendation associated with the previously submitted area variance still stands.

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

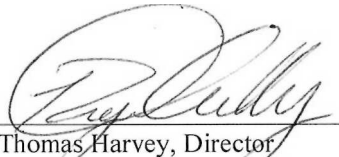
The CPB's role of reviewing and making recommendations on county wide development has provided a unique perspective on the trend of more intensive development and use of lakefront lots. Of particular concern are the incremental negative impacts to water quality and the character of our lakefront neighborhoods. 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: 1

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.
6. 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.
7. It is the position of this Board that such incremental impacts have a cumulative impact that is of countywide and intermunicipal significance.
8. Collectively individual residential developments have significant impacts on surface and ground water.
9. Proper design off onsite sewage disposal is needed to protect ground and surface waters.
10. Proper storm water and erosion control is also needed to achieve that same end.

Final Recommendation: The CPB will make no formal recommendation to deny or approve.



Thomas Harvey, Director
Ontario County Planning Department

FOR -

7/1/10

Date

Administrative Reviews

The Ontario County Planning Department prepares administrative reviews of referrals as authorized, in accordance with the CPB bylaws. The bylaws include criteria that identify applications that are to be reviewed administratively and specify the applicable recommendations that are to be made to the municipality. AR-1 is an administrative review that is a Class 1 and AR2 is a review as a Class 2 and require local board action if disapproved. The following table summarizes the administrative review policies specified in the bylaws.

Administrative Review Policies:– Ontario County Planning Board By-Laws Appendix D	
AR-1	Any submitted application clearly exempted from CPB review requirements by intermunicipal agreement
AR-2	Applications that are withdrawn by the referring agency
AR-3	Permit renewals with no proposed changes
AR-4	Use of existing facilities for a permitted use with no expansion of the building or paved area <i>(Applications that include specially permitted uses or the addition of drive through service will require full Board review)</i>
AR-5 A. Class 2 Denial	Applications involving one single-family residential site infringing on County owned property, easement or right-of-way.
AR-5 B.	Applications involving one single-family residential site adjoining a lake that requires an area variance
AR-5 C.	All other applications involving a site plan for one single-family residence.
AR-6	Single-family residential subdivisions under five lots.
AR-7 A. Class 2 Denial	Variances for signs along major designated travel corridors.
AR-7 B.	Applications involving conforming signs along major travel corridors.
AR-8	Co-location of telecommunications equipment and accessory structures on existing tower and sites (Applications for new towers or increasing the height of an existing tower will require full Board review)