

1. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

Final Recommendation: The CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

34 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Venezia Associates	
Property Owner:	Vaccaro, Domenico	
Tax Map No(s):	69.00-1-52.100	
Brief Description:	Subdivision and Area Variance request to divide a 2 acre parcel from a 147 acre parcel. Variance needed for existing single-family residence which does not meet front yard setback requirements after subdivision. Project located at 6201 CR 30 in the Town of Canandaigua.	

COMMENTS:

Subdivision to divide a 2 acre parcel with existing house from an original 147 acre parcel. The existing house is only setback 46.4ft from the road when 60ft is required by code. There is no mention of what will happen with the rest of the original parcel.

Board Motion: Referrals #34-2017 & #34.1-2017 be retained as Class 1s and returned to the local board with comments.

Motion made by: Tim Marks

Seconded by: Tim Maher

Vote: 14 in favor, 0 opposed, 0 abstentions. Motion carried.

34.1 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Vaccaro, Domenico	
Tax Map No(s):	69.00-1-52.100	
Brief Description:	Subdivision and Area Variance request to divide a 2 acre parcel from a 147 acre parcel. Variance needed for existing single-family residence which does not meet front yard setback requirements after subdivision. Project located at 6201 CR 30 in the Town of Canandaigua.	

Comments: See referral #34-2017 for project summary, comments and motions.

35 - 2017	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	DiMarco Group	
Property Owner:	Westbrook, Greg	
Tax Map No(s):	84.00-1-19.000 84.00-1-20.110 84.00-1-20.120 84.00-1-43.100	
Brief Description:	Site Plan approval to construct a 48 building - 384 apartment unit development, including associate clubhouse and road on a 140 acre parcel. Development will occur in 4 phases, each phase constructing 12 buildings with 96 units, and taking up approximately 47 acres. Project located at 3000 CR 10 in the Town of Canandaigua.	

COMMENTS:

According to ONCOR:

- There are State and Federal wetlands present on the property.
- The parcel is located within a FEMA floodplain.
- The property is not located within 500ft of Agricultural District.
- Soil Characteristics
 - Type: Lakemont silty clay loam
 - Slope: 0 to 3 percent
 - Soil permeability: Moderately Low