

CPB Comments

1. Applicant's engineer indicated the width of the 332 ROW and the slope of the frontage make it not suitable for a frontage access road and the proposed driveway is intentionally located near the southern end of the site to allow for required separation with any driveway on the parcel to the north. The property to the south is owned by NYSDOT and not available for development. Given the right-in/right-out access, the applicant and the Town may still want to explore provision of cross access toward the rear of the site with the corner parcel to the north.

Board Motion: To retain referral #143-18 as a class 1 and return it to the local board with comments.

Motion made by: Mary Bogin

Seconded by: Glen Wilkes

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

144 - 2018	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	McFarland Johnson	
Property Owner:	Ontario County IDA	
Tax Map No(s):	70.00-1-74.110	
Brief Description:	Site Plan for construction of a 2,688 SF snow removal equipment building by the IDA at the Canandaigua Airport 2450 Brickyard Road in the Town of Canandaigua. http://www.co.ontario.ny.us/DocumentCenter/View/14760/144_18-Aerial http://www.co.ontario.ny.us/DocumentCenter/View/14761/144-2018-detail-sheet-Brickyard-Road-2450-20185-08-17-Site-Plan	

The building is setback 551' from the Thomas Road airport maintenance entrance and 1380' from Brickyard Road. The project involves a 64'x 42' building with 4 overhead doors, a 64' wide gravel driveway area in front of the building, and extension of underground water, gas and electric utilities to serve the new snow removal equipment building.

According to OnCor, lands to the west and south are in an agricultural district. No wetlands, floodplains, or steep slopes are indicated. The soils in the vicinity of the proposed building are Lakemont silty clay loam with the following characteristics:

Farmland of Statewide Importance

Permeability: moderately low

Erodibility: very high

Hydrological Group D

Partially Hydric

Board Motion: To block referrals #144-18, 145-18, 153-18, 153.1-18, 158-18, and 160-18 together and retain them as C-1s and return them to the respective local board with comments.

Motion made by: Patti Wirth

Seconded by: Mike Woodruff

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

145 - 2018	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Creek View Apartment Housing Development	
Tax Map No(s):	84.00-1-44.100	
Brief Description:	Area variance for building #12 in phase 1 of Creekview Apartments at Woodland Park, 3005 Creekview Drive, west of CR 10 in the Town of Canandaigua.	

The building was accidentally built 19.5' from the side lot line when 20' is required.

Board Motion: To block referrals #144-2018, 145-2018, 151-2018, 153-18, 153.1-18, 158-18, and 160-18 together and retain them as C-1s and return them to the respective local board with comments.

Motion made by: Patti Wirth

Seconded by: Mike Woodruff

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

146 - 2018	Town of Canandaigua Planning Board	Class: AR 2
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Joynt, Thomas	
Tax Map No(s):	140.07-1-23.000	
Brief Description:	Site plan and area variance to construct an addition, new attached garage, new wastewater treatment system, and associated improvements at 4571 Steep Drive off CR 16 between Vista Drive and Misty Hill Drive in the Town of Canandaigua.	

The new 2-car garage will be added in front of the existing 2 car garage which will be renovated as a bedroom. An addition will connect the existing garage to the house and the existing house will be remodeled to maintain 3 bedrooms total. There is also 1,729 SF of new asphalt drive proposed. A portion of the existing steps to the tram will be removed and returned to lawn to maintain allowable 25 % lot coverage. The site plan shows a 7.45' side setback when 12' is required (same as existing garage) and a 43.58' front setback when 60' is required.

The site plan shows 20 LF of infiltration trench south of the new garage that is connected to 2 new catch basins in the vicinity of the new garage and new asphalt driveway.

The Natural Resources Conservation Service soil survey characterizes .24 acres of the site as Lansing silt loam with 15 to 15 % slopes and .42 acres of the site as Ontario, Lansing or Honeoye with slopes of 35 to 55 %. Both soils are moderately well drained, not hydric soils, and are not prime farmland. The soils change from medium to high erosion potential as the percent slope declines and from hydrologic group C to B.

According to OnCor, there is a band of 15 to 25 % slope between the band of 25 to 40 % slope behind the house and the 50 % or more slope of the drop to the water. According to the Site Plan, the grade in the area of the front of the house is 15 to 25 % and the grade of the proposed driveway is 11 %. The grade in the area of the proposed septic system is 25 to 30 %. The grade to the water is 50 to 100%. There is a floodplain area along the lakeshore and no nearby wetlands or lands in an agricultural district.

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

Section B. Development of Lakefront Parcels.

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.