

- Soil permeability: Moderately Low
- Erodibility: Very High

CPB Comments

In addition to the comments above;

The referral package does not provide details on erosion and sedimentation controls. Given the proximity of the parcel in the Suckerbrook Watershed these details are critical to a site plan review. Additionally, the proposed use of the proposed buildings is not known. Without knowledge of the use it is not possible to understand if screening should be required and the criticalness of emergency access to the site. The Site plan package is Incomplete. Once the above referenced documentation is available the project should be re-referred to the County Planning Board for comment.

Board Motion: Referral #122-2017 be retained as a Class 1 and returned as **Incomplete**.

Motion made by: Glen Wilkes

Seconded by: Patti Wirth

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

123 - 2017	Town of Canandaigua Planning Board	Class: AR-1
Referral Type:	Site Plan	
Applicant:	Smith, Chuck	
Property Owner:	Hoff, John & Kathy	
Tax Map No(s):	98.15-1-15.110	
Brief Description:	Site Plan and Area Variance approval request to construct a 528 sq ft detached garage on a 0.378 acre parcel. Proposed structure does not meet the front setback. Project located at 3444 Poplar Beach Rd. 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

C. All other applications subject to policy AR-5.

Final Classification: Class 1

Findings:

1. As of 2005 69% of the parcels in Ontario County were classified as one or two family residential. Between 2000 and 2005, 2,018 residential parcels were added to the County's tax rolls (Ontario Co. RPTS Annual Report)
2. Collectively individual residential developments have significant impacts on surface and ground water.
3. Proper design off onsite sewage disposal is needed to protect ground and surface waters.
4. Proper storm water and erosion control is also needed to achieve that same end.
5. Proper sight distance at access points along County roads is an important public safety issue of county wide significance.
6. Standards related to protecting water quality and traffic safety have been established by agencies such as the American Association of State Highway and Transportation Officials (AASHTO), and NYSEDC.
7. These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met.

Final Recommendation – The CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

123.1 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: AR-1
Referral Type:	Area Variance	
Applicant:	Smith, Chuck	
Property Owner:	Hoff, John & Kathy	
Tax Map No(s):	98.15-1-15.110	
Brief Description:	Site Plan and Area Variance approval request to construct a 528 sq ft detached garage on a 0.378 acre parcel. Proposed structure does not meet the front setback. Project located at 3444 Poplar Beach Rd. in the Town of Canandaigua.	