

CLCSD Comment Discussions have occurred between the sewer district and the developer's engineer. Preliminary plans are currently under review. Comments will be provided to the engineer.

90 - 2021 Town of Canandaigua Zoning Board of Appeals Area Variance - Class: AR 1

Area variance for location of two 96 SF sheds within the 60' road setback of a house at 4764 CR 16 near Deuel Road in the Town of Canandaigua.

Applicant: Steele, Sue

Property Owner: Madia-Tompkins, Heather & Chelsey

Tax Map Parcel No: 140.00-1-1.000

<https://www.co.ontario.ny.us/DocumentCenter/View/28989/90-2021County-Road-16-4764-2021-04-06-Site-Constraints>

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. Applications subject to policy AR-5 and not involving lakefront lots with coverage, or side or lakefront setback variances or with encroachments on County right-of-ways.

Final Classification: Class 1

Findings:

1. One-and two-family residential uses represent 63% of the 49,354 parcels on the 2017 Ontario County assessment roll. Between 2012 and 2017 1,067 single family residential parcels were added and 13 two-family were removed. These parcels represent 89% of all parcels added county-wide.
2. Collectively individual residential developments have significant impacts on surface and ground water.
3. Proper design of on-site 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 – With the exception of applications involving lakefront properties or encroachments to County owned right-of-ways described in AR Policy 5 Parts A and B, the CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

Comments

1. The Town is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.

91 - 2021 Town of Canandaigua Zoning Board of Appeals Area Variance - Class: AR 2

Area variance for 3,400 SF residential addition, porches and pickleball court to increase building coverage from 7.3 percent to 20.6 percent when 15 percent is allowed at 4495 Davidson Landing in the Town of Canandaigua.

Applicant: Bushen, Lucas

Property Owner: Gill, Daniel

Tax Map Parcel No: 126.2--1-8.000

<https://www.co.ontario.ny.us/DocumentCenter/View/28990/91-2021-site-plan-only-Davidson-Landing-4495-2021-04-07>

Policy AR 5 Applications involving one single family residential site, including home occupations.

Part B Development of Lakefront Parcels.

- 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

Comments:

1. The referring body is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency are strongly encouraged to involve Canandaigua Lake Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

CLCSD Comment Sewer connection plans are in our office for review. Permit to be required. Sewer connection plans are under review. Plans are unclear whether a new/additional connection will be made to the private sanitary system owned by the Davidson Landing Association and/or whether a new connection is allowed under the Association's agreement with the District. District will forward information to the County Attorney for interpretation regarding whether a direction connection or a connection to the private Davidson Landing Association is appropriate. A lateral renovation permit may be required.

92 - 2021 Town of Farmington Planning Board Site Plan - Class: 1

Site plan for refurbishing existing car wash building and site at 6124 SR 96, northwest corner with Mertensia Road in the Town of Farmington.

Applicant & owner: Marchenese, Robert

Representative: Bragg, Matt

Tax Map Parcel No: 17.00-1-63.132

<https://www.co.ontario.ny.us/DocumentCenter/View/28992/92-2021-Aerial>

<https://www.co.ontario.ny.us/DocumentCenter/View/28991/92-21-Site-Plan>

A new owner is investing in the 1.55 acre property. Investments include Installing 5' sidewalk along SR 96 and adding rear screening vegetation, SR 96 street trees, and street lights and frontage planting beds along Mertensia Road and SR 96 in accordance with Route 96 Streetscape Guidelines. The owner is also changing the roof from flat to pitched, adding pay stations, installing concrete at wash tunnel entrance and exit, repainting building exterior and refurbishing asphalt, vacuum equipment, and installing new and refurbished site lighting.

Comments

1. Is signage necessary to safely manage traffic flow to and from vacuum stations and avoid conflicts between vehicles exiting wash tunnel and those using vacuums?