

Comments: See referral #166-2017 for project summary, comments and motions.

167 - 2017	Town of Canandaigua Planning Board	Class: AR-2
Referral Type:	Site Plan	
Applicant:	Marathon Engineering	
Property Owner:	Smith, John	
Tax Map No(s):	126.20-1-15.200	
Brief Description:	Site Plan to construct a private garage on a 0.98 acre parcel in RLD district. Previously granted needed variances. Project located at 4519 Davidson Landing Dr. 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

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.

This application was previously referred to the County for Area Variance request for lot coverage and side yard setbacks. Via administrative review the Board returned a recommendation of Denial. It is this Board's responsibility to review projects as a whole for potential county-wide and intermunicipal impact. Therefore the site plan request is reviewed as a whole with the previously granted variances. Given this is the Board's decision to give a **Final Recommendation: Denial**

168 - 2017	Town of Hopewell Planning Board	Class: AR-1
Referral Type:	Site Plan	
Applicant:	Spirit Halloween Store	
Property Owner:	Coble Land LP	
Tax Map No(s):	85.03-1-10.100	