

Comment The applicant and referring agency are strongly encouraged to involve the 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.

68 - 2020	Town of Canandaigua Planning Board	Exempt
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Quell, Richard	
Tax Map No(s):	98.11-1-6.00	
Brief Description:	Site plan and area variance for demolition and new construction of single family home at 3312 Fallbrook Park in the Town of Canandaigua. Variance is for 35 percent building coverage when 25 percent is allowed. Overall lot coverage is reduced from 59 percent to 53 percent when 40 percent is allowed. Location reduces non-conformities in front, right side, and accessory use right side setbacks. https://www.co.ontario.ny.us/DocumentCenter/View/23855/68-2020-1-page-site-plan-FALLBROOK-PARK-3312-2020-04-22-20	

68.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Quell, Richard	
Tax Map No(s):	98.11-1-6.00	
Brief Description:	Site plan and area variance for demolition and new construction of single family home at 3312 Fallbrook Park in the Town of Canandaigua. Variance is for 35 percent building coverage when 25 percent is allowed. Overall lot coverage is reduced from 59 percent to 53 percent when 40 percent is allowed. Location reduces non-conformities in front, right side, and accessory use right side setbacks.	

The proposed site plan shows a 2,870 SF house footprint on an 8,145 SF lot. The plan indicates a reduction in area of asphalt drive, pool/patio, and deck to accommodate the larger house. The plan reduces the lot coverage from 59 to 53 percent, still above the 40 percent desired limit. The site plan also indicates a 316 CF floodplain capacity compensation area to minimize the impact of 90 SF of fill to a depth of .6'.

According to OnCOR, the lake floodplain extends approximately 32' into the lot.

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 off 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 NYSED.
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 involving side, lake, or lot coverage variances 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.

Comment The applicant and referring agency are strongly encouraged to involve the 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.

69 - 2020	Town of South Bristol Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Venezia & Associates	
Property Owner:	Swartout, Steven	
Representative:	Grove, P.E., Bill	
Tax Map No(s):	178.07-1-17.200	
Brief Description:	Revised site plan and septic system design for 5737B Seneca Point Road in the Town of South Bristol. Site was previously subject to CPB review as referral 8-2020. https://www.co.ontario.ny.us/DocumentCenter/View/23856/69-2020-18102-Site-Plan-Town-Submittal-04072020	

This project was previously reviewed as referral 8-2020 in January. The revised plan responds to the previous comment from OCSWCD regarding need to meet current septic system standards. The previous project description and comments are provided below. The revised plan extends the limit of disturbance to include the soil and material stockpile areas. The need for written easements for lake/beach access is not addressed in revised materials referred.

The existing .34 acre lot has a slightly undersize lot width (47.5' when 50' is required) and 28 percent lot coverage. Annexation of an adjacent .09 acre parcel to the south and a .09 acre portion of the property to the north east will result in reduced lot coverage from 28 percent on the .34 acre lot to 20 percent on the .5 acre lot, though lot coverage will increase by approximately 100 SF. There are no changes proposed to the site access point or septic system.

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

The intent of this policy is to:

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 - Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
 - Address impacts to ground and surface waters
- D. 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