

141 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Colucci, Paul	
Property Owner:	Angelo, Edward	
Representative:	Marathon Engineering	
Tax Map No(s):	28.00-1-51.000	
Brief Description:	Site Plan to construct a 63,500 sq ft building on 11.5 acre parcel for a premier speciality restoration and service center at 1256 Brace Road in the Town of Victor.	

See also application 131-2019 above

The proposed use is for restoration and service of classic and high performance vehicles. It will employ 15 people and have 2-3 customers visiting each day. Access will be via a new driveway onto Brace Rd. No sight distances were provided. Plan shows 40 parking spaces proposed and 63 land banked.

The property is two parcels located on the east and west side of Brace Road. The development is proposed for the 11½ ac western portion of the property (the development site) which is proposed to be split off and sold to the applicant by the current owner. The development site includes a 1.4 acre federal wetland on the west end adjacent to Brace Rd. The northeastern 2/3 of the lot is within a mapped 100 yr. flood plain. The proposed development will disturb upwards of 10.5 acres. The plans show new storm water management ponds on the east and west sides the lot. Drainage calculations were not provided.

Board Motion: motion to retain referral 131-2019 and 141-2019 as Class 1s and return them to the local board with comments.

Motion made by: David Wink

Seconded by: Tom Lyon Vote: 15 in favor, 0 opposed, 0 abstentions. Motion Carried

142 - 2019	Town of Canandaigua Zoning Board of Appeals	AR-2
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Violas Family Trust	
Tax Map No(s):	98.11-1-10.000	
Brief Description:	Demolition & reconstruction of a lakefront single family home & garage on a 50' x 140' lot on Fallbrook Pk	

The existing lot and home have several conditions that are pre-existing and nonconforming. For example the lot is 50' wide and 6,945 sf in area when 150' and 20,000 sf respectively, are required. Though the proposed home will have a footprint very similar to the existing, variances will be needed for the front, side, and rear setbacks as well as building coverage and lot coverage. The proposed footprint increases building coverage from 25.8% to 29.1% when 25% is allowed but reduces lot coverage from 47.4 % to 45.9 % when 40 % is allowed by installing a porous driveway. Silt fencing will be installed around the area to be disturbed.

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

142.1 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR-1
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Violas Family Trust	
Tax Map No(s):	98.11-1-10.000	

Brief Description:	Demolition & reconstruction of a lakefront single family home & garage on a 50' x 140' lot on Fallbrook Pk.
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See the staff summary for 142-2019, above.

144 - 2019	Town of Manchester Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Leonard's Express	
Property Owner:	Cabbage Patch Lane LLC	
Representative:	LaBella Associates DPC	
Tax Map No(s):	44.00-2-65, 44-2-4, 44.06-1-209	
Brief Description:	Site plan including directional signage associated with re-occupancy of the Finger Lakes Kraut buildings at 13 Clark Street in the Town of Manchester as a Leonard's Express warehouse facility.	

Links:

- [site plan](#)
- [air photo](#)

The site, sign, and circulation plan applies to both the Town of Manchester (2 parcels with 33.5 acres) and the Village of Shortsville (2 parcels with 4.2 acres). The existing 225,000 SF factory building constructed between 1928 and 1998 partially in the Town and partially in the Village will be re-purposed for warehousing use. The existing 6 loading docks will be retained as dock area C. Four additional loading docks will be added as dock area D on the Village side of the building. The more recently constructed 65,000 SF twin warehouse building with dock areas A and B encompassing 20 docks will be refurbished and a new fire protection system will be installed. This will require directional drilling under the adjacent railway to connect to public water.

The proposed business identification sign locations on Cabbage Patch Lane and CR 13 are in the Town of Manchester as is the proposed no right turn prohibiting truck traffic on CR 13/East Main Street toward the village center. The No Trucks sign on Clark Street to prohibit truck traffic from using this entrance is in the Village of Shortsville.

Comments

1. Drilling under the County owned railroad ROW to extend public water will require an easement from Ontario County.

Board Motion: A motion to retain referrals 144-2019 as Class 1 and return it to the local board with comments.

Motion made by: Tom Lyons

Seconded by: Len Wildman

Vote: 15 in favor, 0 opposed, 0 abstention Motion carried

145 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Thornton, Glenn	
Property Owner:	Hallstead, Geoffry/Jane	
Tax Map No(s):	97.02-2-2.100	
Brief Description:	Site plan approval for reconfiguration and expansion of parking lot at 3240 Middle Cheshire Road between Parish Street extension and NY 5/US 20 in the Town of Canandaigua.	

Links:

- [Site Plan](#)
- [Air Photo](#)

The facility is a residence previously converted to a dentist's office. The existing driveway onto Middle Cheshire Rd will be removed. A driveway and 25 space parking lot will be built to the north of the office building. A possible future expansion onto the back of the existing building is also shown. The site is served by public water and sewer. There no mapped wetlands or floodplains on the site.

Comment

1. The relocated driveway should be aligned with the existing driveway on the opposite side of Middle Cheshire Road.

Board Motion: A block motion to retain referrals #125-2019, 125.1-2019, 127-2019, 129-2019, 133-2019, 134-2019, 136-2019, 137-2017, 137.1-2019, 145-2019, 148-2019, 148.1-2019, 149-2019, 149.1-2019, 150-2019, 151-2019, and 152-2019 as Class 1s and return them to their respective local boards with comments.