

Board Motion: Referral #39-2016 be retained as a Class 1 and returned to the local board with comments.

Motion made by: David Wink

Seconded by: Leonard Wildman

Vote: 12 in favor, 0 opposed, 0 abstentions. Motion carried.

40 - 2016	Town of Canandaigua Planning Board	Class: AR-1
Referral Type:	Site Plan	
Applicant:	Wegman, Colleen	
Property Owner:	Wegman, Joy	
Representative:	Venzia & Associates	
Tax Map No(s):	126.16-2-3.310	
Brief Description:	Site Plan approval for the demolition of existing single-family residence and detached garage, to construct a new single-family residence with an attached garage, deck, patio(s), breezeway, and courtyard. Project is located next to Canandaigua Lake at 4417 CR 16 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

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

Final Classification: Class 1

Findings:

- 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*)
- Collectively individual residential developments have significant impacts on surface and ground water.
- Proper design of on-site sewage disposal is needed to protect ground and surface waters.
- Proper storm water and erosion control is also needed to achieve that same end.
- 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 NYSDEC.
- These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met.
- The local Board is encouraged to grant the minimum variances necessary.
- The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and placement of on-site septic.
- The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

Final Recommendation –The CPB will make no formal recommendation to deny or approve.

41 - 2016	Town of Canandaigua Zoning Board of Appeals	Class: AR-2
Referral Type:	Area Variance	
Applicant:	Bayer, Mark	
Property Owner:	Reiser, Joel	
Tax Map No(s):	140.11-1-25	

Class Abbreviations

AR 1: Administrative Review Class 1

AR 2: Administrative Review Class 2

EX: Exempt

W: Withdrawn

Brief Description:	Area Variance request to remove existing detached garage and single-family residence to construct a new single-family residence and attached garage. Variances are needed for multiple reasons, including lakefront setback for the residence. Project is located next to Canandaigua Lake at 5265 Menteth Dr. in the Town of Canandaigua.
--------------------	--

COMMENTS:

- Applicant is encouraged to maintain stream buffer.

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.

Final Recommendation: Denial

42 - 2016	Town of Victor Planning Board	AR-1
Referral Type:	Special Use Permit	
Applicant:	New Cingular Wireless PCS, LLC (AT&T)	
Property Owner:	Ontario County	
Tax Map No(s):	15.00-2-74.000	
Brief Description:	Special Use Permit requested to mount 3 additional radios on a 140 ft self-support communication tower to bring advanced wireless voice, text and data communications services to the surrounding areas.	
	Tower is located at 701 High St. in the Town of Victor.	

Note: Requested the Town provide additional documentation that shows 6 amplifiers were previously approved by the County. As of March 8th County has not received requested lease amendment.

Class Abbreviations

AR 1: Administrative Review Class 1

AR 2: Administrative Review Class 2

EX: Exempt

W: Withdrawn