

board is strongly recommended to require the applicant to meet the code requirement.

2. As this is an area of prime farmland and continued use of rented land is important to the long term viability of area farm operations. Future development of these lots should be located to maximize acres available for continued agricultural use. The local board is also encouraged to make property owner aware of area land trusts that work with landowners to permanently preserve prime farmland while also meeting landowner economic objectives.

CPB Comments: Board members uncertain about Countywide impacts of future development or re-subdivision on agriculture. Such impacts are difficult to address at the site plan or re-subdivision stage.

Board Motion to retain referral #222-2017 and #222.1-2017 as class 1 and return to local board with comments.

Motion made by: Jaylene Folkins

Seconded by: Patti Wirth

Vote: 9 in favor, 4 opposed (Tim Marks, Carol O'Brien, Glen Wilkes, Len Wildman), 0 abstentions. Motion not carried.

222.1 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Ship, Daniel and Bronwyn	
Property Owner:	same	
Tax Map No(s):	57.00-1-24.151	
Brief Description:	Subdivision and variance application to create lot in Agricultural District at 4720 North Road in the Town of Canandaigua	

See referral 222-2017 for project summary and comments.

223 - 2017	Town of Canandaigua Town Board	Class: AR-1
Referral Type:	Special Use Permit	
Applicant:	Genecco, Sarah	
Property Owner:	same	
Tax Map No(s):	98.08-1-12.000	
Brief Description:	Special use permit for 2 conforming signs for new restaurant at 3255 SR 64, former Schooner's site, in the Town of Canandaigua.	

Policy AR-7: Signage The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified SR 64 as a primary travel corridor for tourists visiting Ontario County. The intent is to protect the character of development along these corridors by encouraging local boards to adhere to their adopted laws as much as possible.

- B. Applications for signs complying with local limits on size and number.

Final Classification: Class 1

Findings

1. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

Final Recommendation: The CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

224 - 2017	Town of Canandaigua Town Board	Class: AR-2
Referral Type:	Area Variance	
Applicant:	harris-maxwell, j	
Property Owner:	Cooney, Susan	
Tax Map No(s):	98.09-1-10.00	
Brief Description:	Area variance and site plan approval for 2,500 sq.ft addition to residence at 4941 Island Beach Drive.	

This parcel is bisected by a 14 foot wide private ROW that provides access to the parcel and several lots to the south. The Town has

determined the front setback will be calculated from this line. The proposed addition requires a 53.33 ft. front setback variances as the proposed house will be only 1.67 feet from the ROW not 55 feet as required. The existing house footprint is 9.5 feet from the ROW. The proposed addition requires a 6.3 foot side setback variance from the 10 feet required. The existing house footprint is 6.3 feet from the side lot line. The proposed addition will not exceed building or lot coverage limits.

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.

Comments from Kevin Olvany, Canandaigua Lake Watershed Manager: A more defined sequence of construction plan along with detailed erosion/sediment control methods on the plan would be recommended.

Final Recommendation: Denial

224.1 - 2017	Town of Canandaigua Town Board	Class: AR-2
Referral Type:	Site Plan	
Applicant:	harris-maxwell, j	
Property Owner:	Cooney, Susan	
Tax Map No(s):	98.09-1-10.00	
Brief Description:	Area variance and site plan approval for 2,500 sq.ft addition to residence at 4941 Island Beach Drive.	

See referral 224-2017 for project description and comments.

225 - 2017	Town of Canandaigua Town Board	Class: Withdrawn
Referral Type:	Site Plan	
Applicant:	McMillan, Martin	