

The site plan shows a 2,974 SF house footprint on a 14,700 SF lot. There is a new retaining wall at the northeast corner of the house.

According to OnCor, approximately the front 60' of the property is in the floodplain with a band of 16-30 percent slope, perhaps a retaining wall, just beyond the floodplain area.

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

Part B Development of Lakefront Parcels.

- 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

Comment The proposed drainage swale to the north of the house is very close to the neighboring property. 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.

67 - 2020	Town of Canandaigua Planning Board	Exempt
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Gray, Richard	
Tax Map No(s):	98.09-1-15.000	

Brief Description:	Revised site plan and renewal of 1 area variance for demolition and new construction of single family home at 4959 Island Beach Drive in the Town of Canandaigua. The redesigned home is 3' to the north of the previously approved location. Variance is for an 11' front setback when 50' is required. https://www.co.ontario.ny.us/DocumentCenter/View/23854/67-2020-4959-1-page-site-plan-Island-Beach-Dr_-4-22-20-Redesign
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67.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Gray, Richard	
Tax Map No(s):	98.09-1-15.000	
Brief Description:	Revised site plan and renewal of 1 area variance for demolition and new construction of single family home at 4959 Island Beach Drive in the Town of Canandaigua. The redesigned home is 3' to the north of the previously approved location. Variance is for an 11' front setback when 50' is required.	

The site plan shows a nearly 900 SF garage to the west of Island Beach Drive and a 1,425 SF house footprint on a 9,377 SF lot. The lot coverage is reduced from 48 percent to 44 percent, still above the desired 40 percent limit.

According to OnCor, the lake floodplain extends approximately 60' from the shoreline and there is a band of 16-30 percent slope near the shoreline.

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 NYSEDC.
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.

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.