

Board Motion: A motion to retain referral 100-2020 as class 1 and return it to the local board with comments.

Motion made by: Carol O'Brien **Seconded by:** Steve High

Vote: 8 in favor, 0 opposed, 1 abstention (Marty Avilla) **Motion not carried.**

101 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Miller, Jeremy	
Property Owner:	Marchenese, Bobby	
Tax Map No(s):	84.00-1-28.110	
Brief Description:	Site plan and area variance for sign at 3150 CR 10 Auto Wash in the Town of Canandaigua.	

The property was previously granted an area variance to allow 132 SF per side (40 SF allowed), 30' height (20' allowed), 10' front setback (15' allowed), 7' side setback (15' allowed), and for the time and temperature display. The variance requested is for replacing and expanding the Electronic Message Sign and to allow display of business and community messages.

The proposed sign will be in the existing sign cabinet and will include a business sign with 50 SF on each sign face and a 28.2 SF electronic message center. Electronic message signs should comply with NYSDOT guidelines regarding brightness and duration.
<https://www.dot.ny.gov/divisions/engineering/real-estate/repository/cevms-criteria-for-website.pdf>

Policy AR-7B: Signage complying with local limits on size and number

The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified CR 10 as a primary travel corridor for tourists visiting Ontario County. The intent is to protect the character of development along primary travel corridors by encouraging local boards to adhere to their adopted laws as much as possible.

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.

101.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Miller, Jeremy	
Property Owner:	Marchenese, Bobby	
Tax Map No(s):	84.00-1-28.110	
Brief Description:	Site plan and area variance for sign at 3150 CR 10 Auto Wash in the Town of Canandaigua.	

See information at 101-2020.

102 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Dixon-Schwabl, Connor 7 Chelsea	
Tax Map No(s):	126.00-1-59.111	
Brief Description:	Site plan for single family home on 78 acre lot off Lake Hill Drive off CR 16 north of Foster Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/24469/102-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/24470/102-2020-Lake-Hill-Drive-0000-2020--06-24-Site-Plan	

According to OnCor there are areas of 31-60 percent and 60 plus percent slope in the gully along the southern property boundary. The site is not subject to development constraints related to wetlands or floodplains. This site adjoins lands in the agricultural district and permanently protected agricultural lands. The following summarizes site soil characteristics:

Honeoye Loam 3 - 8 % 26 acres
All areas are Prime Farmland
Permeability: moderately high **Erodibility:** medium
Hydrological Group C **Not Hydric**

Lima loam 3-8 % 21 acres
All areas are Prime Farmland
Permeability: moderately high **Erodibility:** high
Hydrological Group C/D **Not Hydric**

Rock outcrop-Arnot Complex 35 to 80 % slopes 18 acres
Not Prime Farmland
Permeability: not rated **Erodibility:** unknown
Hydrological Group unknown **Unknown Hydric**

Preliminary review by the local body resulted in addition of emergency vehicle stopping area along the proposed driveway. This review also identified that proposed detached pool house has living facilities and therefore a use variance is required to allow 2 single family dwellings on a lot.

Comments

1. What is the depth and location of any required stream setback?
2. If the applicant does not intend to develop additional homes on the property, has the applicant considered agricultural conservation easement for areas of prime agricultural land?

Board Motion: A motion to retain referrals 102-2020, 105-2020, 105.1-2020, 106-2020, 106.1-2020, 109-2020 and 110-2020 as Class 1s and return them to the local board with comments.

Motion made by: David Wink **Seconded by:** Marty Avilla

Vote: 9 in favor, 0 opposed, 0 abstentions **Motion not carried.**

103 - 2020	Town of Canandaigua Zoning Board of Appeals	Withdrawn
Referral Type:	Area Variance	
Applicant:	Johnson, Eric	
Property Owner:	Ortloff, Jeremy & Deborah	
Tax Map No(s):	97.20-1-10.000	
Brief Description:	Area variance for 1,500 SF barn with loft on 1.5 acres house lot at 5010 Butler Road in the Town of Canandaigua. Barn has 62' setback to top of streambank when __ is required and 25' height when 22' is allowed. The project will also require a use variance to allow habitable space within an accessory building. https://www.co.ontario.ny.us/DocumentCenter/View/24471/103-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/24472/103-2020-Butler-Road-5010-2020-06-19-Site-Plan	

According to OnCor the site is not subject to development constraints related to steep slopes, wetlands, or floodplains.

104 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Sigrist, Jack	
Property Owner:	Kessler, Dennis	
Tax Map No(s):	126.20-1-1.210	
Brief Description:	Area variance for a 24'x25' 600 SF garage on a 31'x 41' portion of lot on the west side of CR 16 south of Davidson Landing in the Town of Canandaigua.	

The total lot size is 1.93 acres. In the Residential Lake District, accessory uses require 15' rear setback and 8' side setbacks.

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

The intent of this policy is to: