

20 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Venezia & Associates	
Property Owner:	Lupton, Alan & Elisabeth	
Tax Map No(s):	98.13-1-18.100	
Brief Description:	Site plan and area variances for demolition of existing home and construction of a new home requiring 4 variances at 3459 Lakeview Lane off CR 16 in the Town of Canandaigua. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/22239/20-2020-site-plan-only-Lakeview-Lane-3459-2020-01-22-">https://www.co.ontario.ny.us/DocumentCenter/View/22239/20-2020-site-plan-only-Lakeview-Lane-3459-2020-01-22-</a>	

The existing lot has a pre-existing non-conforming lot width of 112' when 125' required. The existing house is setback 36 feet from the lake when a 60' rear setback is required.

The proposed home requires 4 variances:

1. A front setback of 34' when 60' is required.
2. A rear setback of 40' when 60' is required. (proposal increases Lake setback by 4')
3. Building coverage of 21% when 15% is allowed.
4. Lot coverage of 30% when 25% is allowed.

The proposed property redevelopment involves substantial expansion of the house and garage footprints, patios, and walkways; an increase in area of the driveway; removal of an existing shed; and a decrease in the amount of lake wall. Areas along the southern property boundary and the hedge along the northern edge of the disturbed area will be graded to 3H to 1V slopes and treated with erosion control blankets and steep slope seed mix.

According to OnCor, the east half of the property is in the Canandaigua Lake floodplain. Site soils are Cayuga silt loam 3-8 % slopes. Soil characteristics include very high erodibility and moderately high permeability. Soils are not hydric and are in hydrologic soil group C/D.

**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

**Comments**

1. The referring board is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency are strongly encouraged to involve 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.
3. There is no proposed mitigation of the stormwater quality and quantity impacts of proposed increase in building and lot coverage. Also some waters from the western portion of the site appear to drain to adjacent properties.
4. How will the grading changes and sewer line installation along the northern hedge and within the dripline of the 60" black walnut tree impact the viability of this tree and hedge? Tree protection marking and development sequencing should be in place to minimize compaction of the root zone within the drip line of this tree and that of the 84" black walnut proposed to remain.
5. No landscaping is proposed or plan provided to review compliance with the Town of Canandaigua shoreline development regulations or adequacy of screening toward property to the south following removal of the Arborvitae hedge.
6. Demolition debris should be recycled if facilities exist and remaining debris should be disposed of in a licensed facility.

20.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Venezia & Associates	
Property Owner:	Lupton, Alan & Elisabeth	
Tax Map No(s):	98.13-1-18.100	
Brief Description:	Site plan and area variances for demolition of existing home and construction of a new home requiring 4 variances at 3459 Lakeview Lane off CR 16 in the Town of Canandaigua.	

See information at 20.1-2020.

21 - 2020	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Rosato, Keith	
Tax Map No(s):	84.00-1-22.000	
Brief Description:	Site plan for new 5,000 SF accessory storage building at Handyman Services, 3060 CR 10 near Recreation Drive in the Town of Canandaigua. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/22240/21-2020-Aerial">https://www.co.ontario.ny.us/DocumentCenter/View/22240/21-2020-Aerial</a>	

The new 5,000 SF building and new 3,300 SF asphalt area will be located west of the existing parking lot along the border with Creekview Apartments. The site plan shows removal of the existing septic system west of the existing parking area and connection of the existing building to the Canandaigua Lake County Sewer District via a sewer line to the north. The site plan also shows installation of an 8' high wood fence along the western property line and portions of northern and southern property line; a grass swale to treat and retain stormwater; and landscaping along the northern edge of the existing 6 parking spaces. There is a note that new exterior lighting will be dark sky compliant. The lot is in the Community Commercial District and the Mixed Use Overlay.

The site survey shows an access easement from the west end of the property to a nearby radio tower. Construction of the proposed building would block access to this ROW. The Town of Canandaigua confirmed with the tower owner that they now access the tower from the Creekview driveway and not from the subject property.