

- 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.

Comments

1. Is any fill proposed to obtain proposed building elevation and are compensatory cuts made elsewhere on the lot?
2. The referring board is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
3. The applicant and referring agency should Consult with the Ontario County Highway Department and ensure that the sight distances for the proposed driveway comply with standards established by the American Association of State Highway and Transportation Officials (AASHTO).
4. The applicant and referring agency are strongly encouraged to involve Canandaigua Lake Watershed Inspector as early in the review process as possible to ensure proper design and placement of on-site septic.
5. 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.

95.1 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Gray, Richard & Kimberly	
Tax Map No(s):	98.0901015.000	
Brief Description:	Site plan and area variance for replacement of a house and garage at 4959 Island Beach Drive in the Town of Canandaigua.	

See information at 95-2019.

96 - 2019	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Glenn Thornton Engineering	
Property Owner:	Schrierer, John & Janice	
Tax Map No(s):	140.07-1-41.100	
Brief Description:	Site plan and area variance for a new house at 4609 Misty Hill Drive in the Town of Canandaigua.	

The proposed front setback is 33' when 60' is required. The proposed house location reduces disturbance in the area of steep slopes.

The Town CEO in an e-mail outlined a number of concerns with the referred site plan. Those related to key County areas of concern including sediment and erosion control and stormwater management during and after construction are summarized below:

1. The site has been disturbed without a permit. The site plan should detail limits of existing and propose disturbance.
2. No green infrastructure is detailed. Disturbance in areas of steep slopes requires water quality treatment for up to a one year storm event. Engineer to provide calculations, narrative, and add details to site plan. Roof downspouts should be directed to water quality treatment system.
3. Limit of disturbance is not realistic and sediment and erosion control measures are not adequate. Multiple rows of silt fence should be indicated outside a measured area of disturbance sufficient to allow operating room for excavation equipment. Area of disturbance to include soil stock pile and silt fence located a minimum of 10' from the toe and downslope of the soil stockpile.
4. The site plan should include erosion control matting for any disturbed areas with slopes greater than 33%.

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 NYSED.
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.

Comments

1. The stabilized construction entrance is in the road ROW.
2. The referring board is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
3. The applicant and referring agency should Consult with the Ontario County Highway Department and ensure that the sight distances for the proposed driveway comply with standards established by the American Association of State Highway and Transportation Officials (AASHTO).

- The applicant and referring agency are strongly encouraged to involve Canandaigua Lake Watershed Inspector 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 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.

96.1 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Glenn Thornton Engineering	
Property Owner:	Schrierer, John & Janice	
Tax Map No(s):	140.07-1-41.100	
Brief Description:	Site plan and area variance for a new house at 4609 Misty Hill Drive in the Town of Canandaigua.	

See information at 96-2019.

97 - 2019	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Special Use Permit	
Applicant:	Degraw, Bernard	
Tax Map No(s):	56.00-1-57.000	
Brief Description:	Special use permit for ground mounted sign at FLX Marine underconstruction near Yerkes Road at 2121 SR 332 in the Town of Canandaigua.	

The Town of Canandaigua code allows each use in a CC Community Commercial district to have a building sign of 1 SF per linear foot of building frontage and not more than 10' in vertical height and a ground sign not exceeding 40 SF per side and 20' in height subject to a special use permit regarding the location, size and design in relation to the surroundings. The proposed 24 SF ground sign complies with the size and number of signs allowed.

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 SR 96 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

- 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.

98 - 2019	Town of Manchester Planning Board	Class: AR 1
Referral Type:	Sign Permit	
Applicant:	Apple Pie Home Sales	
Property Owner:	Horizon Land Management	
Tax Map No(s):	33.00-1-49.100	
Brief Description:	Sign permit for replacement sign at Apple Pie Homes, 3180 SR 96 West in the Town of Manchester.	

The proposed sign is the same size and height as the existing sign and complies with the 32 SF maximum size.

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Final Classification: Class 1

Findings

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