

| 82 - 2020 | Town of Canandaigua Planning Board | Class: Withdrawn |
|--------------------|---|------------------|
| Referral Type: | Site Plan | |
| Applicant: | Venevia Associates | |
| Property Owner: | Keiran, Susan | |
| Tax Map No(s): | 140.11-1-14.000 | |
| Brief Description: | Site plan and area variances for proposed house and garage with 3,590 footprint at 4691 Menteth Drive in the Town of Canandaigua. The project requires 3 variances for a 15.75' front setback when 60' is required, a 33.43' rear/lake setback when 60' is required, and 17.8 percent building coverage when 15 percent is allowed. | |

| 82.1 - 2020 | Town of Canandaigua Zoning Board of Appeals | Class: Withdrawn |
|--------------------|---|------------------|
| Referral Type: | Area Variance | |
| Applicant: | Venevia Associates | |
| Property Owner: | Keiran, Susan | |
| Tax Map No(s): | 140.11-1-14.000 | |
| Brief Description: | Site plan and area variances for proposed house and garage with 3,590 footprint at 4691 Menteth Drive in the Town of Canandaigua. The project requires 3 variances for a 15.75' front setback when 60' is required, a 33.43' rear/lake setback when 60' is required, and 17.8 percent building coverage when 15 percent is allowed. | |

| 83 - 2020 | Town of Canandaigua Planning Board | Class: Exempt |
|--------------------|--|---------------|
| Referral Type: | Site Plan | |
| Applicant: | Venezia Associates | |
| Property Owner: | Taylor, Robert & Susan | |
| Tax Map No(s): | 98.19-1-3.000 | |
| Brief Description: | Site plan and area variance for attached garage addition at 3564 Otetiana Point in the Town of Canandaigua. Project requires an area variance for 27.4' front setback when 60' setback from private ROW is required. | |

| 83.1 - 2020 | Town of Canandaigua Zoning Board of Appeals | Class: AR 1 |
|--------------------|--|-------------|
| Referral Type: | Area Variance | |
| Applicant: | Venezia Associates | |
| Property Owner: | Taylor, Robert & Susan | |
| Tax Map No(s): | 98.19-1-3.000 | |
| Brief Description: | Site plan and area variance for attached garage addition at 3564 Otetiana Point in the Town of Canandaigua. Project requires an area variance for 27.4' front setback when 60' setback from private ROW is required. | |

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.

Comments

1. The Town 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 Ontario County Soil and Water Conservation District or Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

OCDPW Comment The proposed garage placement may conflict with the location of the sewer lateral serving the property.

| 84 - 2020 | Town of Victor Planning Board | Class: 1 |
|--------------------|---|----------|
| Referral Type: | Site Plan | |
| Applicant: | Pearson, Benjamin | |
| Property Owner: | Fulcrom Holdings, LLC | |
| Tax Map No(s): | 14.02-1-1.211 | |
| Brief Description: | Site plan for 960 SF accessory storage building at 788 Dutch Road in the Town of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/24236/84-2020-site-plan | |

The proposed building, like a similar building built in 2018, will include a raised bed and oversize gutters to reduce stormwater impact of increased sheet flow to adjacent drainage ditch.

Comment Are building stormwater management features sufficient to minimize quantity and quality impact of increased run off from proposed building and asphalt areas on the adjacent drainage ditch?

Board Motion: A motion to retain referrals 74-2020, 75-2020, 75.1-2020, 77-2020, 78-2020, 79-2020, 80-2020, 81-2020, 84-2020, 85-2020, 88-2020, 89-2020, 91-2020, and 92-2020 as Class 1s and return them to the local board with comments.

Motion made by: Carol Obrien **Seconded by:** Steve High

Vote: 14 in favor, 0 opposed, 0 abstentions **Motion carried.**

| 85 - 2020 | Village of Victor Planning Board | Class: 1 |
|--------------------|---|----------|
| Referral Type: | Site Plan | |
| Applicant: | Sweet, Robert | |
| Property Owner: | Gross, Scott | |
| Tax Map No(s): | 16.17-2-49.100 | |
| Brief Description: | Replacement of underground fuel storage tanks at Speedway, 239 West Main Street in the Village of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/24237/85-2020-Page2 https://www.co.ontario.ny.us/DocumentCenter/View/24238/85-2020-VAMP-excerpt | |

No modification of existing access, building, or parking are anticipated. The fuel canopy must be demolished to remove underground storage tanks and will be replaced with same materials and footprint. The underground storage tanks and concrete pad above the tanks will be relocated to the grass area to the west of the canopy.

According to OnCor there are areas of 16-30 percent slope along the western portion of the developed lot adjacent to the RR ROW.

Comments

1. What is the height of the replacement canopy? Is it higher than existing canopy height?