

Board Motion: A motion to retain referrals 69-2019, 69.1-2019, 70-2019, 72-2019, 75-2019, 76-2019, 77-2019 78-2019, 78.1-2019, 79-2019, 79.1-2019 and 81-2019 as Class 1s and return them to the local boards with recommendation of approval with comments.
Motion made by: Carol O'Brien
Seconded by: David Wink
Vote: 13 in favor, 0 opposed, 0 abstention **Motion carried.**

71 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Passero Associates	
Property Owner:	Royal Car Wash	
Tax Map No(s):	70.16-4-6.100	
Brief Description:	Site plan, special use permit, and 4 area variances for car wash on 2.1 acre lot at 2586 SR 332 between Tops Market and the Georgian Motel in the Town of Canandaigua. Area variances would allow 6' northside driveway setback when 20' is required and 187 SF of building signage when 48 SF is allowed. https://www.co.ontario.ny.us/DocumentCenter/View/17616/71-2019-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/17617/71-2019-car-wash-SR-332-2586-2019-03-14-Site-Plans	

The project site is a 2.1 acre property with 175' of lot frontage. The north entrance to Tops is 3' from the shared southern property line and the Tops stormwater management pond is directly behind the property to the southwest. The proposed building is 4,096 SF. Site activities are projected to disturb 1.5 acres and result in impervious surface coverage of 33%.

The proposed site signage includes 187 SF of building signage and a pole mounted sign with 40 SF per face. Proposed site signage requires 3 variances:

- 1st building mounted sign to be 77.2 SF where 32 SF is allowed
- 2nd building mounted sign to be 32.5 SF when 16 SF is allowed
- 3rd building mounted sign of 77.3 SF when only 2 building signs are allowed

The proposed site plan shows foundation plantings, a landscaped area around the sign, and a landscaped island by the parking area. The proposed site grading along the north property boundary has a 1 on 1 slope down to Georgian Motel stabilized with stone rip-rap. The lighting plan shows limited light spill at an intensity of 1 foot-candle to the north property near the street.

Comments

1. Approving the side setback variance would result in driveway spacing approximately 142' to the south and approximately 110' to the north. The posted speed limit in this area is 40 MPH, transitioning to 30 MPH at the city line. Desirable driveway spacing on an arterial road with a posted speed limit of 36 to 45 MPH is 440'. Even if operating speeds are less than 35 MPH, the desirable driveway spacing would be 245'. The proposed driveway alignment with regard to the driveway across SR 332 will also create left turn conflicts due to the short off-set. The referring body should consider whether any lot interconnections are desirable to provide adequate driveway spacing and preserve roadway safety and capacity in the face of future development in this area.
2. The Zoning Code and the Uptown study require landscaping to separate automotive uses from the street and enhance the road edge and create an attractive pedestrian friendly streetscape. The proposed plan shows limited frontage landscaping.
3. The zoning code requires 13 parking spaces based on the size of the building. If fewer spaces are needed for business operation, lot coverage and stormwater impacts could be reduced by land banking the area and leaving as pervious coverage.
4. How many cars can be stacked in the queuing area?
5. The elevations show signs on all 4 sides, yet 3 signs are proposed.

Board Motion: A motion to retain referrals 71-2019 and 71.1-2019 as Class 1s and return them to the local boards with recommendation of approval with comments.
Motion made by: D. Wink
Seconded by: S. Groet
Vote: 12 in favor, 0 opposed, 0 abstention **Motion carried**

71.1 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Passero Associates	
Property Owner:	Royal Car Wash	
Tax Map No(s):	70.16-4-6.100	
Brief Description:	Site plan, special use permit, and 4 area variances for car wash on 2.1 acre lot at 2586 SR 332 between Tops Market and the Georgian Motel in the Town of Canandaigua. Area variances would allow 6' no rthside driveway setback when 20' is required and 187 SF of building signage when 48 SF is allowed.	

See information at 70-2019.

71.2 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variances	
Applicant:	Passero Associates	
Property Owner:	Royal Car Wash	
Tax Map No(s):	70.16-4-6.100	
Brief Description:	Site plan, special use permit, and 4 area variances for car wash on 2.1 acre lot at 2586 SR 332 between Tops Market and the Georgian Motel in the Town of Canandaigua. Area variances would allow 6' no rthside driveway setback when 20' is required and 187 SF of building signage when 48 SF is allowed.	

Policy AR-7: Signs

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 these corridors by encouraging local boards to adhere to their adopted laws as much as possible.

A. All applications for signs located on property adjoining primary travel corridors that do not comply with local limits on size and or number.

Final classification: Class 2

Findings:

1. The proposed sign is on land along a corridor identified by the Board as being a primary travel corridor for tourists visiting Ontario County.
2. Protection of the community character along these corridors is an issue of countywide importance.
3. Local legislators have standards for signage that allows for business identification sufficient to safely direct customers onto the specified site.
4. It is the position of this Board that the proposed signage is excessive.
5. Excessive signage has a negative impact on community character.

Final Recommendation – Denial

Comment The referring board should consider the precedent setting impact of their decision and grant the minimum variance necessary to achieve the applicant's objectives while protecting the character of this key community corridor.

72 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Stahl, Adam	
Property Owner:	Sarah-Frank LLC	
Tax Map No(s):	98.11-2-8.200	
Brief Description:	Site plan and special use permit for special event parking at Star Cider, 3365 SR 364 at the corner of Marvin Sands Drive in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/14225/120-18-Aerial	

The applicant is requesting approval for locating approximately 66 parking spaces along two north-south orientated 24' drive aisles to the northeast of the site driveway. The temporary parking will be available May to October. The parking area is to be delineated by posts and reflective tape around the perimeter and spray point showing designated parking spots. The applicant has requested a waiver from the requirement for a professional prepared site plan.