

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.

CPB has previously reviewed subdivision, rezoning, and site plan/SUP referrals regarding this development. Most recently, *referral #120-2018, 120.1-2018 and 120.2-2018 from July were retained as Class 2 and returned to the local board with the recommendation of approval with the following modifications.*

Modification #1 *The referring Board shall make its approval conditional on final execution of an agreement regarding the trail and stormwater easements and a cap on the square feet of impervious and semi-permeable surfaces to be constructed at full build-out on both parcels resulting from the split of tax parcel 98.11-2-8.00 as outlined in the letter from Mary Krause, County Administrative, to the Planning Board dated June 28, 2018.*

Modification #1 *The referring Board shall review comments from Canandaigua Watershed Manager and OCSWCD.*

Comments Will the SUP prohibit use of the temporary parking area during CMAC events due to operational concerns at site driveway and SR 364?

Comments of Ontario County Sheriff's Office

Temporary parking should be prohibited during CMAC events. There are existing safety issues related to vehicles exiting small temporary parking lots serving CMAC users in this area. Of concern are the lack of lighting at the access points, conflicts with pedestrians, and vehicles backing onto public roads. Of particular concern with respect to this site is the proximity of the driveway to Marvin Sands Drive which is used for emergency access.

CPB Comments

The SUP should prohibit use of temporary parking area during CMAC events.

Referring body should ensure easements are filed as per previous modification prior to issuance of a certificate of occupancy or approval of the SUP.

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.**

73 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Meagher Engineering	
Property Owner:	Valerie Polisseni Wilcox, David Wilcox	
Tax Map No(s):	113.05-1-28.000 113.05-1-20.000	
Brief Description:	Lot line adjustment to combine 2 lots with .89 acres, demolish 2 houses and a garage and construct a new home and garage requiring area variances for a 12' front setback when 60' is required, a 9.6' north side setback when 11' is required, 17% building coverage when 15% is allowed, & 27% lot coverage when 25% is allowed at 3719 & 3725 CR 16 south of Butler Road in the Town of Canandaigua.	

The proposed 6,975 SF home will reduce pre-existing non-conforming setbacks slightly from existing conditions. The site plan shows a 12' deep, 45' reinforced turf parking area along the CR 16 ROW.

According to OnCOR, both lots are entirely in the floodplain. There are areas of 16 to 30 % slope and existing retaining walls near the CR 16 ROW on both lots. There is a stream along the southern property boundary. The proposed patio area is approximately 18' from the stream centerline. Existing soils are Howard Gravelly loam, 3 to 8 % slope with the following characteristics:

Prime Farmland

Permeability: high **Erodibility:** medium

Hydrological Group A **Not Hydric**

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

Part B Development of Lakefront Parcels.

The following applies to all development on parcels with lake frontage that require;