

Ontario County Planning Board – April 2020 Referral Summaries and Staff Comments

60- 2020	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Site Plan	
Applicant:	Greg Firster c/o the DiMarco Group	
Brief Description:	See application 59-2020, above	

Staff Comments: none

61 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: 2 (AR)
Referral Type:	Area Variance	
Applicant:	Brennan Marks c/o Marks Engineering	
Brief Description:	Application involves improvements to a lakefront single-family residence on Sandy Beach Dr. The applicant would like to replace an existing concrete patio on with a brick patio that is about 4x larger and wraps around the north side of the house to provide access to the side entrance. A small deck will be built at that same north side entrance. 4 variances are needed. North, south and lakeside setbacks for the patio and north side setback for the new deck. Link to Site Plan	

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

62 - 2020	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Site Plan - Exempt	
Applicant:	Brennan Marks c/o Marks Engineering	
Brief Description:	See also application 61-2020, above. Application involves a site plan for improvements to a lakefront single-family residence on Sandy Beach Dr.	

Please note, since 1992, "Any site plan involving a single family residential lot" has been exempted from referral to the CPB by intermunicipal agreement between the County and Town of Canandaigua. The full list of exempted applications can be accessed here:

<https://www.co.ontario.ny.us/DocumentCenter/View/13062/List-of-Exempt-Referrals?bidId=>