

191 - 2020	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Site Plan	
Applicant:	Hanlon Architects	
Tax Map No(s):	98.15-1-33.000	
Brief Description:	Site plan and area variance for substantial addition to house at 3542 Sandy Beach Drive in the Town of Canandaigua. Addition would require increasing lot coverage from 34 percent to 38 percent when 30 percent is allowed, 32' front setback when 55' is required, and compliance of existing house and addition with new building code as existing dwelling crawl space is in the Special Flood Hazard Area.	

191.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Hanlon Architects	
Tax Map No(s):	98.15-1-33.000	
Brief Description:	Site plan and area variance for substantial addition to house at 3542 Sandy Beach Drive in the Town of Canandaigua. Addition would require increasing lot coverage from 34 percent to 38 percent when 30 percent is allowed, 32' front setback when 55' is required, and compliance of existing house and addition with new building code as existing dwelling crawl space is in the Special Flood Hazard Area. https://www.co.ontario.ny.us/DocumentCenter/View/26240/191-2020-site-plan-Sandy-Beach-Drive-3542-2020-10-20-n	

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

Part B Development of Lakefront Parcels.

- B. The following applies to all development on parcels with lake frontage that require;
- variances pertaining to lot coverage or,
 - variances pertaining to side yard setbacks or,
 - variance pertaining to lake shore setbacks

The CPB's role of reviewing and making recommendations on county wide development has provided a unique perspective on the trend of more intensive development and use of lakefront lots. Of particular concern are the incremental negative impacts to water quality and the character of our lakefront neighborhoods. The following policy is a result of discussion and debate spanning 18 months as well as consultation with outside agencies directly involved with water quality issues in Ontario County. The intent is to address over development of lakefront lots and support the clearly stated interest by local decision makers to do the same.

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

Comments:

1. The referring body 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 the 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.

OCDPW Comment If addition impacts lateral service connection for this property. Site plan must be submitted, and permit may be required.

192 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Minor Subdivision	
Applicant:	Venezia Group	
Property Owner:	Water Jones, Terry Dekousky	
Tax Map No(s):	70.06-1-68.100	
Brief Description:	Subdivision of 24 acre parcel into 3 conforming lots on Thomas Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/26241/192-2020-subdivision-plan-Thomas-Road-0000-2020-10-20-Revised-site-plan	

The subdivision creates a 22.8 acre remainder lot and two 125'x240', 30,000 SF buildings lots adjacent to 4 similar building lots.

Policy AR-6: Single-family residential subdivisions under five lots

The intent of this policy is to:

- Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
- Address impacts to ground and surface waters

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 of 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.
8. It is the position of this Board that properly designed residential subdivision under five lots have little countywide or intermunicipal impact.

Final Recommendation: The CPB will make no formal recommendation to deny or approve single family residential subdivisions under five lots.

Comments

1. The referring agency and applicant are encouraged to find ways to minimize the number of curb cuts by sharing driveways or providing cross access between the parcels.
2. The applicant and referring agency should ensure that the sight distances for the proposed driveway comply with standards established by the American Association of State Highway and Transportation Officials (AASHTO).
3. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

193 - 2020	Town of Victor Planning Board	Class: 1 Withdrawn
Referral Type:	Site Plan	
Applicant:	Tomaszewski, Kenneth & Carol	