

93 - 2019	Town of Richmond Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Dowsland, Eric	
Tax Map No(s):	150.17-1-10.000	
Brief Description:	Area variance to locate deck 25 feet from waterline when 50 feet is required at 5268 Cottage Cove in the Town of Richmond.	

According to OnCor there are no wetlands or steep slopes along this segment of shoreline.

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 board 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 as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

94 - 2019	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Costich Engineering	
Property Owner:	Goal Investments. LCC	
Tax Map No(s):	84.00-1-26.120	

Brief Description:	Technical review of an application to subdivide the 9.2 acre Big Lots parcel at Townline Plaza to create a 1 acre lot for development of a carwash and associated changes to internal circulation including abandoning a portion of the perimeter access road at 4406 SR5/US 20 in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/17890/94-2019-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/17891/94-2019-Site-Plan
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The Town of Canandaigua code requires a minimum lot size of 10 acres for a shopping center or plaza. Existing Lot 1 is 9.29 acres and the proposed subdivision would create a new 1 acre lot (Lot 4) for the proposed car wash and reduce the size of Lot 1 to 8.29 acres. The lot width in the CC district is 500'. The proposed subdivision would result in Lot 1 and Lot 4 each having 175' lot widths. These proposed lot dimensions would each require a variance.

Comments

1. How will delivery and emergency vehicles travel to the rear of the plaza and loading docks following development on the western portion of the perimeter access road?
2. Are car wash employee parking spaces sufficient?
3. How do vehicles access the 3 vacuum stalls closest to the building?
4. How do people exit the 6 western vacuum stations if they are not getting their car washed?
5. More than 1 vehicle at the stop control for vehicles traveling from the western Big Lots parking area to the signalized access driveway would block the exit from the carwash to the plaza.
6. Will the signal queue block the right turn exit from the car wash?
7. There is no by-pass lane for those who mistakenly enter the car wash queue thinking it is still the way to the plaza exit or for waiting vehicles if the car wash is temporarily inoperable.

CRC Comments

1. The Firm Marshall should review proposed changes to on-site circulation and impacts to emergency response.
2. A traffic engineer should review the site plan to assess the impact of the proposed changes to on-site circulation on potential for delay or unsafe conditions for vehicles traversing, entering or existing the site. The assessment should be based on full occupancy of existing structures and consideration of the cross access available to other properties in the area. The assessment should address apparent access to vacuum stations and dumpsters from the relocated site ring road.
3. What percentage of water will be recycled?
4. Could the car wash use be accommodated in any of the existing vacant building in the plaza?

95 - 2019	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Gray, Richard & Kimberly	
Tax Map No(s):	98.0901015.000	
Brief Description:	Site plan and area variance for replacement of a house and garage at 4959 Island Beach Drive in the Town of Canandaigua.	

Applicant proposes to tear down existing structures and construct a new single family home, retaining wall, and detached garage. The existing lot is less than 50% of the required size and lot width. The following table summarizes pre-existing nonconformities, proposed setbacks, and required setbacks. The proposed development reduces the degree of non-conformity for all but the front house setback. Therefore the front setback requires an area variance and the other deviations are allowed.

Setback	Existing nonconformity	Proposed Setback	Required Setback
Rear (Lake)	22.9'	23.5'	30'
Dwelling front setback	14.25' or 15'	10.8'	50'
Garage front setback	.4'	20.3'	50'
Retaining wall setback	0'	2.3'	8'
Lot coverage	47.9%	43.6%	40%

According to OnCOR there are slopes of 16 to 30 percent near the shoreline, likely the existing retaining wall. OnCOR also shows the floodplain covering the front third of the lot.

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.