

142 - 2018	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Smith, Evan & Kristen	
Tax Map No(s):	153.00-1-56.210	
Brief Description:	Variance for construction of a garage in the front yard of a home at 5325 ST 21 south of Monks Road in the Town of Canandaigua.	

Applicant is requesting a variance for placing a garage in the front yard, with a 10' front setback when 60' is required, and a 19.25' height when 16' is allowed.

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

The intent of this policy is to:

1. Address residential development that may infringe on County ROW's or easements for roads and other infrastructure.
2. Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
3. Address impacts to ground and surface waters

Section C - All other applications subject to policy AR-5.

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 off 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

Final Recommendation – With the exception of applications described in Policy 5 Sections A and B, the CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

Comments:

1. The Town 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 or 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.

143 - 2018	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Thormton, Glenn	
Property Owner:	DeGraw, Kevin	
Tax Map No(s):	56.00-1-57.000	
Brief Description:	Site plan and special use permit for development of a 60'x40' boat sales building and related improvements	