

The proposed development is as the southwest corner of SR 5/US 20 and CR 10 on a 20 acre site currently occupied by TJ Maxx, Homegoods, and Joann Fabrics and Crafts. Site redevelopment involves demolition of the vacant bank building with 2 drive thru teller lanes and retention of existing landscaping and berms on the east, south, and west sides. The use will retain indirect access from SR 5/US 20 via the plaza entrances from CR 10 to the south and SR 364 to the west.

The proposed development includes 304 SF of signage when 525 SF is allowed. The code allows 2 signs, 3 signs proposed.

Comments

1. Fast food restaurants require a special use permit which was not referred at this time.

CLCSD Comments

1. Plans have been received and are under review. Comments will be provided directly to the engineer.
2. A renovation permit will be required prior to the beginning of work and upon plan approval.

CRC Comments

1. The referring body should direct the applicant to recycle materials if facilities exist or to dispose of demolition debris in appropriate facilities.

Board Motion: To retain referrals 159-2022, 162-2022, 164-2022, 166-2022, 167-2022, 168-2022, 173-2022, 175-2022, 176-2022, 177-2022, 178-2022, 179-2022, 180-2022, and 184-2022 as class 1s and return them to the respective local boards with comments. **Motion made by:** Steve Groet **Seconded by:** Mike Woodruff **Vote:** 12 in favor, 0 opposed, 0 abstentions **Motion carried**

165 - 2022 Town of Canandaigua Zoning Board of Appeals Class: AR2
Type: *Area Variance*

Related Referrals: 164-2022 & 166-2022

Applicant: *Liberty Restaurant Group*

Property Owner: *Widewaters Roseland Center*

Representative: *Brett Steenburg*

Tax Map Parcel #: 98.00-1-46.10

Brief Description: *Site plan and 2 area variances for demolition of existing building and construction of a Popeye's restaurant with 2 lane drive thru at 3225 SR 364 in the Town of Canandaigua. Project requires a special use permit for fast food restaurant and area variances for 80' front setback when 100' is required and a sign variance for 3 building signs when 2 are 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 332 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 within 500' of 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

Comments

1. The referring board should grant the minimum variance necessary to allow identification of the business and its products.
2. What are the letter heights on the proposed sign? As outlined on this sign company website, 3” letters have high visibility at 30’ and are readable at 100’. Based on the information provided, it is estimated some letter heights are 25” which are readable at 1,000’ and the sign company characterizes as having high impact at 240’.

<https://www.signazon.com/help-center/sign-letter-height-visibility-chart.aspx>.

166 -2022 Town of Canandaigua Zoning Board of Appeals Class: 1
Type: *Area Variance*

Related Referrals: 164-2022 & 165-2022

Applicant: *Liberty Restaurant Group*

Property Owner: *Widewaters Roseland Center*

Representative: *Brett Steenburg*

Tax Map Parcel #: 98.00-1-46.10

Brief Description: *Site plan and 2 area variances for demolition of existing building and construction of a Popeye's restaurant with 2 lane drive thru at 3225 SR 364 in the Town of Canandaigua. Project requires a special use permit for fast food restaurant and area variances for 80' front setback when 100' is required and a sign variance for 3 building signs when 2 are allowed*

See information at 164-2022.

167 -2022 Town of Canandaigua Planning Board Class: 1
Type: *Site Plan*

Related Referrals: 168-2022

Applicant: *Marathon Engineering*

Property Owner: *James J. Volpe*

Representative: *Matt Tomlinson*

Tax Map Parcel #: 70.11-1-30.000

Brief Description: *Site plan and area variance for 48 apartments on 1.6 acres on Parkside Drive north of Trolley Station Apartments in the Town of Canandaigua. Area variance for average transparency of 25 percent when the code requires 50 percent on the ground floor and 40 percent on upper floors.*

<https://ontariocountyny.gov/DocumentCenter/View/35624/167-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/35596/167-168-layout-plan>

<https://ontariocountyny.gov/DocumentCenter/View/35666/167-2022-2022-09-08-PB---22096-Landscape-Plan>

The proposed one and two-bedroom apartments will be located in a 4 story building with 13,500 SF footprint. The site will also accommodate 42 parking spaces, community space, and associated site improvements. The proposed