

board is strongly recommended to require the applicant to meet the code requirement.

2. As this is an area of prime farmland and continued use of rented land is important to the long term viability of area farm operations. Future development of these lots should be located to maximize acres available for continued agricultural use. The local board is also encouraged to make property owner aware of area land trusts that work with landowners to permanently preserve prime farmland while also meeting landowner economic objectives.

**CPB Comments:** Board members uncertain about Countywide impacts of future development or re-subdivision on agriculture. Such impacts are difficult to address at the site plan or re-subdivision stage.

**Board Motion** to retain referral #222-2017 and #222.1-2017 as class 1 and return to local board with comments.

Motion made by: Jaylene Folkins

Seconded by: Patti Wirth

**Vote:** 9 in favor, 4 opposed (Tim Marks, Carol O'Brien, Glen Wilkes, Len Wildman), 0 abstentions. Motion not carried.

222.1 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Ship, Daniel and Bronwyn	
Property Owner:	same	
Tax Map No(s):	57.00-1-24.151	
Brief Description:	Subdivision and variance application to create lot in Agricultural District at 4720 North Road in the Town of Canandaigua	

See referral 222-2017 for project summary and comments.

223 - 2017	Town of Canandaigua Town Board	Class: AR-1
Referral Type:	Special Use Permit	
Applicant:	Genecco, Sarah	
Property Owner:	same	
Tax Map No(s):	98.08-1-12.000	
Brief Description:	Special use permit for 2 conforming signs for new restaurant at 3255 SR 64, former Schooner's site, in the Town of Canandaigua.	

**Policy AR-7: Signage** The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified SR 64 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.

- B. Applications for signs complying with local limits on size and number.

**Final Classification:** Class 1

#### Findings

1. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

**Final Recommendation:** The CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

224 - 2017	Town of Canandaigua Town Board	Class: AR-2
Referral Type:	Area Variance	
Applicant:	harris-maxwell, j	
Property Owner:	Cooney, Susan	
Tax Map No(s):	98.09-1-10.00	
Brief Description:	Area variance and site plan approval for 2,500 sq.ft addition to residence at 4941 Island Beach Drive.	

This parcel is bisected by a 14 foot wide private ROW that provides access to the parcel and several lots to the south. The Town has