

area disturbed for the stormwater system. The site plan also indicates new lawn to the south of the parking area, although there are no development activities shown in this area.

Comments

1. The site plan should show the limit of disturbance to clarify what existing vegetation along the road frontage and southern portion of the site will be retained. If existing roadside vegetation will be removed, streetscape landscaping, including a shade tree for each 30' of frontage and additional shrub and perennial plants should be provided. The referring body should consider the desired urban or rural character and related spacing and massing of plant materials.

OCSWCD Comments

1. Line indicated to be drainage in legends appears to indicate easement boundary on plans.
2. Infiltration basin detail not provided

88 - 2021 Town of Canandaigua Planning Board Site Plan - Class: 1

Site plan for renovation of 4,300 SF existing barn and 3,370 SF event tent and parking area reconfiguration at Canandaigua County Club 3280 Fallbrook Park in the Town of Canandaigua.

Applicant: Venezia Associates

Property Owner: Canandaigua Country Club

Tax Map Parcel No: 98.00-1-39.111

<https://www.co.ontario.ny.us/DocumentCenter/View/28985/88-2021-Fallbrook-Park-3280-2021-04-08-Site-Plan>

The referral includes minor site modifications to renovate 1,440 SF of the existing 4,300 SF utility shed as added event space and connection of the building via a covered walkway to the existing event tent. It also appears a small patio area at the north end of the event tent will be covered for a total event tent area of 3,370 SF.

CLCSD Comment Sewer connection plans are in our office for review. Permit to be required.

89 - 2021 Town of Canandaigua Planning Board Site Plan - Class: 1

Site plan and subdivision for development of 2,000' of public road, 116 townhouses, and 2 single family homes east of SR 364 north of Otetiana Pointe in the Town of Canandaigua. Development includes additional single family homes in Hopewell.

Applicant: Marks, Brennan

Property Owner: Eiffert, Carol

Tax Map Parcel No: 98.19-1-20.100

<https://www.co.ontario.ny.us/DocumentCenter/View/28986/89-2021-subdivision-site-plan-State-Route-364-3535-2021-04-07->

This parcel borders undeveloped land in the Town of Hopewell to the east and the Town of Gorham to the south.

The proposed dedicated road is shown as a through road to CR 18 with 29 4-unit townhouse buildings facing a series of mostly looped private roads. The townhouse development includes 348 garage/driveway parking spaces and an additional 104 off street parking spaces. The townhouses are setback 60' from East Lake Road while the front setbacks of end units to the dedicated road are reduced from 60' to 25' and end unit setbacks to the rear property lines are reduced from 40' to 25'.

According to OnCor, there are no floodplains or wetlands on the property and the lot is not in OC Agricultural District #1. There is a north-south band of 16 to 30 percent slopes in the middle of the site, similar areas of moderately steep slopes along what appears to be a drainage way crossing the northeast corner of the site, and small areas along the SR 364 frontage and at the rear property line. The existing land cover is successional old farm along SR 364 and successional northern hardwood for the majority of the site.

Comments

1. The road serving buildings 1 to 4 does not provide access to any off street visitor parking.
2. Building 11 is located very close to the steep slope area.
3. Is the planning board authorized to revise setbacks or do proposed reduced front and rear setbacks require variances?

CLCSD Comment Discussions have occurred between the sewer district and the developer's engineer. Preliminary plans are currently under review. Comments will be provided to the engineer.

90 - 2021 Town of Canandaigua Zoning Board of Appeals Area Variance - Class: AR 1

Area variance for location of two 96 SF sheds within the 60' road setback of a house at 4764 CR 16 near Deuel Road in the Town of Canandaigua.

Applicant: Steele, Sue

Property Owner: Madia-Tompkins, Heather & Chelsey

Tax Map Parcel No: 140.00-1-1.000

<https://www.co.ontario.ny.us/DocumentCenter/View/28989/90-2021County-Road-16-4764-2021-04-06-Site-Constraints>

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

C. Applications subject to policy AR-5 and not involving lakefront lots with coverage, or side or lakefront setback variances or with encroachments on County right-of-ways.

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

Final Recommendation – With the exception of applications involving lakefront properties or encroachments to County owned right-of-ways described in AR Policy 5 Parts 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.

91 - 2021 Town of Canandaigua Zoning Board of Appeals Area Variance - Class: AR 2

Area variance for 3,400 SF residential addition, porches and pickleball court to increase building coverage from 7.3 percent to 20.6 percent when 15 percent is allowed at 4495 Davidson Landing in the Town of Canandaigua.

Applicant: Bushen, Lucas

Property Owner: Gill, Daniel

Tax Map Parcel No: 126.2--1-8.000

<https://www.co.ontario.ny.us/DocumentCenter/View/28990/91-2021-site-plan-only-Davidson-Landing-4495-2021-04-07>

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