

Board Motion: To block referrals #144-2018, 145-2018, 151-2018, 153-18, 153.1-18, 158-18, and 160-18 together and retain them as C-1s and return them to the respective local board with comments.

Motion made by: Patti Wirth

Seconded by: Mike Woodruff

Vote: 14 in favor, 0 opposed, 0 abstentions. **Motion carried.**

146 - 2018	Town of Canandaigua Planning Board	Class: AR 2
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Joynt, Thomas	
Tax Map No(s):	140.07-1-23.000	
Brief Description:	Site plan and area variance to construct an addition, new attached garage, new wastewater treatment system, and associated improvements at 4571 Steep Drive off CR 16 between Vista Drive and Misty Hill Drive in the Town of Canandaigua.	

The new 2-car garage will be added in front of the existing 2 car garage which will be renovated as a bedroom. An addition will connect the existing garage to the house and the existing house will be remodeled to maintain 3 bedrooms total. There is also 1,729 SF of new asphalt drive proposed. A portion of the existing steps to the tram will be removed and returned to lawn to maintain allowable 25 % lot coverage. The site plan shows a 7.45' side setback when 12' is required (same as existing garage) and a 43.58' front setback when 60' is required.

The site plan shows 20 LF of infiltration trench south of the new garage that is connected to 2 new catch basins in the vicinity of the new garage and new asphalt driveway.

The Natural Resources Conservation Service soil survey characterizes .24 acres of the site as Lansing silt loam with 15 to 15 % slopes and .42 acres of the site as Ontario, Lansing or Honeoye with slopes of 35 to 55 %. Both soils are moderately well drained, not hydric soils, and are not prime farmland. The soils change from medium to high erosion potential as the percent slope declines and from hydrologic group C to B.

According to OnCor, there is a band of 15 to 25 % slope between the band of 25 to 40 % slope behind the house and the 50 % or more slope of the drop to the water. According to the Site Plan, the grade in the area of the front of the house is 15 to 25 % and the grade of the proposed driveway is 11 %. The grade in the area of the proposed septic system is 25 to 30 %. The grade to the water is 50 to 100%. There is a floodplain area along the lakeshore and no nearby wetlands or lands in an agricultural district.

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

Section B. Development of Lakefront Parcels.

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 applicant and referring agency are strongly encouraged to involve Canandaigua Lake Watershed Inspector or Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and placement of on site septic.
2. The applicant and referring agency are strongly encouraged to involve Canandaigua Lake Watershed Manager or 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.

146.1 - 2018	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Marks Engineering	
Property Owner:	Joynt, Thomas	
Tax Map No(s):	140.07-1-23.000	
Brief Description:	Site plan and area variance to construct an addition, new attached garage, new wastewater treatment system, and associated improvements at 4571 Steep Drive off CR 16 between Vista Drive and Misty Hill Drive in the Town of Canandaigua.	

See information at 146-2018.

147 - 2018	Town of Canandaigua Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Canandaigua	
Brief Description:	Text amendment to remove from the Canandaigua Town Code the Site Design and Development Criteria and instead adopt them as Town policy.	

The Town Board has determined that removing the Site Design and Development Criteria from the Town code and instead adopting them as town policy allows them to more easily maintain up- to-date, uniform and easily communicated standards.

CPB Comment – The Site Design and Construction Standards should be cross referenced in the zoning regulations to continue to be enforced by the Code Enforcement Officer unless waived by the Planning Board and be posted on the Town website.

Board Motion: To retain referral # 147-2018 as a Class 2 and return to referring body with a recommendation for approval. Motion made by: Ruby Morrison Seconded by: Mike Woodruff Vote: 13 in favor, 1 opposed, 0 abstentions. Motion carried.
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