

Staff: Linda Phillips - OCPD, Erin Holley – OCPD

Call To Order/Roll Call: Chair Len Wildman called the 3/11/20 CPB meeting to order at 7:06, and requested Ms. Holley to do roll call. Ms. Holley presented roll call and reported that there were twelve (12) members present including 9 virtual and 3 on-site, meeting the quorum requirement. Jack Dailey arrived virtually at 7:15 and participated in approval of January, December and March minutes. Glen Wilkes arrived on-site at 7:30 and participated in voting on referrals 70-2020, 70.1-2020, 70.2-2020 and those April referrals not yet subject to final decision by the local boards. Sandy Riker left the virtual meeting after voting on the May referrals.

Guests: No Guests. Virtual meeting notice was posted to on-line agenda center and distributed to Daily Messenger and Finger Lakes Times.

Minutes:

- Motion made by Len Wildman to approve the February 12, 2020 minutes and seconded by Steve High. **Motion passed @ 7:14. (required abstentions sue, jack mike)**
- Motion made by Len Wildman to approve the January 8, 2020 minutes **as revised**, draft minutes marked those excused as also present, seconded by Jack Dailey **(abstentions Glen Wilkes, Carol O'Brien, Bill Namestnik, Paul Passavant) Motion Passed @7:16.**
- Motion made by Len Wildman to approve the December 11, 2019 minutes **as revised**, to correct lineal feet/ # of allowable docks in 245-2020 description and edit 250-2020 re info on Ag and Markets and Alcohol Beverage Control law re farm brewery, cideries and distilleries. Seconded by Patti Wirth**(required abstentions M. Woodruff, Ruby Morrison, Carol O'Brien, Glen Wilkes, Albert Crofton, Marty Avila) .Motion Passed @7:18**
- Motion made by Steve Groet to approve March 11, 2020 minutes **as revised by Steve Groet (Required abstentions sandy, mike, Patti, bill, bert, marty)**, seconded by Carol O'Brien. **Motion passed @ 7:20.**

Motion made by Mike Woodruff to change the November meeting from Veteran's Day to Thursday Nov. 12, 2020, seconded by Len Wildman. Motion carried.

66 - 2020	Town of Canandaigua Planning Board	Exempt
Referral Type:	Site Plan	
Applicant:	Marks Engineering c/o Brennan Marks	
Property Owner:	Werges, Larry	
Tax Map No(s):	98.09-1-20.100	
Brief Description:	Site plan and 3 area variances for a single-family home demolition and new construction at 4963 Waters Edge Drive in the Town of Canandaigua. The variances would allow 44.5 percent lot coverage when 30 percent is allowed, 25 percent building coverage when 20 percent is allowed, and a 35' front setback (west of ROW) when 55' is required. https://www.co.ontario.ny.us/DocumentCenter/View/23853/66-2020-4963-water-edge-1-page-site-plan	

66.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Marks Engineering c/o Brennan Marks	
Property Owner:	Werges, Larry	
Tax Map No(s):	98.09-1-20.100	
Brief Description:	Site plan and 3 area variances for a single-family home demolition and new construction at 4963 Waters Edge Drive in the Town of Canandaigua. The variances would allow 44.5 percent lot coverage when 30 percent is allowed, 25 percent building coverage when 20 percent is allowed, and a 35' front setback (west of ROW) when 55' is required.	

The site plan shows a 2,974 SF house footprint on a 14,700 SF lot. There is a new retaining wall at the northeast corner of the house.

According to OnCor, approximately the front 60' of the property is in the floodplain with a band of 16-30 percent slope, perhaps a retaining wall, just beyond the floodplain area.

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

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

Comment The proposed drainage swale to the north of the house is very close to the neighboring property. The applicant and referring agency are strongly encouraged to involve the 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.

67 - 2020	Town of Canandaigua Planning Board	Exempt
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Gray, Richard	
Tax Map No(s):	98.09-1-15.000	