

**Board Motion:** Referral #39-2016 be retained as a Class 1 and returned to the local board with comments.

Motion made by: David Wink

Seconded by: Leonard Wildman

**Vote: 12 in favor, 0 opposed, 0 abstentions. Motion carried.**

40 - 2016	Town of Canandaigua Planning Board	Class: AR-1
Referral Type:	Site Plan	
Applicant:	Wegman, Colleen	
Property Owner:	Wegman, Joy	
Representative:	Venzia & Associates	
Tax Map No(s):	126.16-2-3.310	
Brief Description:	Site Plan approval for the demolition of existing single-family residence and detached garage, to construct a new single-family residence with an attached garage, deck, patio(s), breezeway, and courtyard. Project is located next to Canandaigua Lake at 4417 CR 16 in the Town of Canandaigua.	

**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

**D-** All other applications subject to policy AR-5.

**Final Classification:** Class 1

**Findings:**

- As of 2005 69% of the parcels in Ontario County were classified as one or two family residential. Between 2000 and 2005, 2,018 residential parcels were added to the County's tax rolls (*Ontario Co. RPTS Annual Report*)
- Collectively individual residential developments have significant impacts on surface and ground water.
- Proper design of on-site sewage disposal is needed to protect ground and surface waters.
- Proper storm water and erosion control is also needed to achieve that same end.
- 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 NYSDEC.
- These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met.
- The local Board is encouraged to grant the minimum variances necessary.
- The applicant and referring agency are strongly encouraged to involve 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.
- The applicant and referring agency are strongly encouraged to involve 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.

**Final Recommendation** –The CPB will make no formal recommendation to deny or approve.

41 - 2016	Town of Canandaigua Zoning Board of Appeals	Class: AR-2
Referral Type:	Area Variance	
Applicant:	Bayer, Mark	
Property Owner:	Reiser, Joel	
Tax Map No(s):	140.11-1-25	

**Class Abbreviations**

AR 1: Administrative Review Class 1

AR 2: Administrative Review Class 2

EX: Exempt

W: Withdrawn