

Brief Description:	Site Plan and Area Variance approval to develop 16 single-family residential lots on a 72 acre parcel, where 40 acres will be kept as open space. Multiple lots require variances for front and side set backs. Project is located on 3950 West Lake Rd. in the Town of Canandaigua.
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120.2 - 2016	Town of Canandaigua Planning Board	Class: Withdrawn
Referral Type:	Subdivision	
Applicant:	BME Associates	
Property Owner:	RSM West Lake Road, LLC	
Tax Map No(s):	112.00-1-24.100	
Brief Description:	Site Plan and Area Variance approval to develop 16 single-family residential lots on a 72 acre parcel, where 40 acres will be kept as open space. Multiple lots require variances for front and side set backs. Project is located on 3950 West Lake Rd. in the Town of Canandaigua.	

121 - 2016	Town of Canandaigua Planning Board	Class: AR-2
Referral Type:	Site Plan	
Applicant:	Harter, Scott	
Property Owner:	Salerno, Noreen	
Tax Map No(s):	140.14-1-19.000	
Brief Description:	Site Plan and Area Variance approval to demolish existing residence and construct a new single-family residence, carport and reposition the driveway. Multiple area variances needed for house setbacks along with driveway and carport setbacks. Project is located at 4795 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

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

DPW Comments:

County highway work permit may be required for this project. Plans should be sent to County DPW for review.

121.1 - 2016	Town of Canandaigua Zoning Board of Appeals	Class: AR-2
Referral Type:	Area Variance	
Applicant:	Harter, Scott	
Property Owner:	Salerno, Noreen	
Tax Map No(s):	140.14-1-19.000	
Brief Description:	Site Plan and Area Variance approval to demolish existing residence and construct a new single-family residence, carport and reposition the driveway. Multiple area variances needed for house setbacks along with driveway and carport setbacks. Project is located at 4795 CR 16 in the Town of Canandaigua.	

COMMENTS: See referral #121-2016 for project description and comments.

122 - 2016	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Special Use Permit	
Applicant:	Westbrook, Cory	
Property Owner:	Miller, Mike	
Tax Map No(s):	98.08-1-16.000	
Brief Description:	Special Use Permit request to allow temporary parking on property for CMAC concerts. The applicant is proposing 73 parking spaces on their 0.76 acre parcel. This use is an allowable use in R-120 district. The project is located at 3311 SR 364 in the Town of Canandaigua.	

COMMENTS:

Applicant seeking the approval to allow temporary parking during the summer concert season at CMAC. The parking will include 69 spaces 10 ft x 20 ft and 4 handicap spaces at 15 ft x 20 ft. All driving aisles will be 24 wide and will be a one-way circulation. Access in and out of the parcel will be off of SR 364, with the handicap spaces located directly to the right and left of the entrance.

Per the applicant:

- Hours of operation on concert nights will be 5pm – 10pm, with 2 attendants staffing the parking area from 5pm – 8pm and 1 attendant from 8pm – 10pm.
- A fence will be erected along the west-side of the parcel. All other lot lines are bounded by heavy brush.
 - Per aerial – it is suggested the southeast corner of the lot is bounded, to ensure no traffic will use lower drive to access or exit the parking area on the surrounding parcel.
- Tailgating will not be permitted.

CRC COMMENTS:

There is concern relative to the potential foot traffic along SR 364 and up through the woods located behind the proposed site. The referring board is encouraged to determine how pedestrians will access the concert venue from the proposed parking area.

CPB COMMENTS:

The referring board is encouraged to consider the lighting and security for the proposed project.

The referring board is also encouraged to consider the cumulative effects of incremental issuance of special use permits (i.e. parcel by parcel) on traffic and pedestrian safety.

Board Motion: Referral s #122-2016 be retained as a Class 2 and returned to the local board with the recommendation of approval with comments.

Motion made by: Tim Marks

Seconded by: Mary Bogin

Vote: 13 in favor, 0 opposed, 0 abstentions. Motion carried.