2. The applicant should map existing site agricultural drainage infrastructure and commit to repairing any such infrastructure damaged during project construction to ensure continued viability of ± 336 acres of nearby agricultural land indicated on the agricultural data statement.
3. What is the purpose and who is the holder of the easement along the portion of Sulfur Creek immediately north of SR 96.
4. The permit application screening plan narrative indicates the planting plan will replication existing vegetation with staggered/clustered placement and a mix of 4 species. The revised planting plan quantity table does not include balsam firs.
5. The site plan and decommissioning plan don't mention use of an environmental monitor or removing and stockpiling topsoil from the access drive and inverter areas and de-compacting site soils before replacing topsoil. These activities are necessary for agricultural re-use of the property. See NYSDAM Guidelines for Solar Energy Projects - Construction Mitigation for Agricultural Lands https://agriculture.ny.gov/system/files/documents/2019/10/solar_energy_guidelines.pdf
6. What is the intended purpose of the access gates at the western end of the site?
7. The EAF part 3 references the Town of Clifton Springs Town Board not the Town of Phelps as the lead agency.

3 - 2021	Town of Canandaigua Planning Board	Class: Withdrawn
Referral Type:	Site Plan	
Applicant:	Casey, John	
Tax Map No(s):	112.00-1-72.000	
Brief Description:	Site plan and area variance for 180 SF accessory building on 3,467 SF lake side lot at 3814 CR 16 in the Town of Canandaigua.	

3.1 - 2021	Town of Canandaigua Zoning Board of Appeals	Class: Withdrawn
Referral Type:	Area Variance	
Applicant:	Casey, John	
Tax Map No(s):	112.00-1-72.000	
Brief Description:	Site plan and area variance for 180 SF accessory building on 3,467 SF lake side lot at 3814 CR 16 in the Town of Canandaigua.	

4 - 2021	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Site Plan	
Applicant:	Hanlon Architects	
Property Owner:	Battisti, Marcello & Stacy	
Tax Map No(s):	98.15-1-33.00	
Brief Description:	Site plan and area variance for 658 SF house addition and removal of shed and portions of walkway and driveway to slightly reduce to 33.4 percent the non-conforming lot coverage while increasing build ing coverage from 15.5 to 20 percent. Property at 3542 Sandy Beach Drive in the Town of Canandaigua has proposed 36.6 front/road setback when 55' is required.	

See information at 4.1-2021

4.1 - 2021	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Hanlon Architects	
Property Owner:	Battisti, Marcello & Stacy	
Tax Map No(s):	98.15-1-33.00	
Brief Description:	Site plan and area variance for 658 SF house addition and removal of shed and portions of walkway and driveway to slightly reduce to 33.4 percent the non-conforming lot coverage while increasing build ing coverage from 15.5 to 20 percent. Property at 3542 Sandy Beach Drive in the Town of Canandaigua has proposed 36.6 front/road setback when 55' is required.	

CPB previously reviewed an area variance to increase lot coverage on this site as referral 191-2020 in November 2020. The current application only requires a front/road setback. The rear (lake) setback of 43' exceed the required 30' setback. The applicant proposes to raise the existing house to comply with floodplain elevation given the substational nature of the addition.

According to OnCor, the portion of the lot east of Sandy Beach Drive is in the floodplain.

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 off 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 involving side, lake, or lot coverage variances 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.
2. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District or Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

OCDPW Comment If addition impacts lateral service connection for this property, site plan must be submitted to OCDPW and permit may be required.

5 - 2021	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Architectural Innovations	
Property Owner:	Chessin, Daniel & Rina	
Tax Map No(s):	140.18-1-5.000	
Brief Description:	Area variance to expand a deck by 350 SF and convert a portion to a screened porch at residence at 4847 CR 16 just south of Deuel Road in the Town of Canandaigua. The deck has proposed 51' rear (lake) setback when 60' is required.	

According to Oncor the majority of the lot has slopes of 16 to 30 percent and the shoreline and area south of the house have slopes of 31 to 60 percent.

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,