

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the: **Coordinated Review Committee Meeting –January 11, 2022 at 3:30pm – County Planning Board Meeting –January 12, 2022at 7:00pm Hybrid Meeting Click Join Meeting hyperlink below**

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There is no referral #12-2022					

6 -2022

Town of Farmington Planning Board

Class: I

Type: *Special Use Permit*

Related referral 17-2022

Applicant: *A Safe Place Storage Property*

Owner: *Paul Gillette* Representative:

Tax Map Parcel #: 29.00-2-1.111 & 29.00-2-1.120

Brief Description: *Special use permit and site plan for expansion of mini storage on the northern parcel at 6025 Denny Drive in the Town of Farmington and 20 space parking lot along Denny Drive for moving company employee parking.*

<https://ontariocountyny.gov/DocumentCenter/View/32457/6-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/32458/6-2022-safe-place-storage-site-plan>

The development subject to this referral would disturb 4.7 acres of 9.8 acre site. Site modifications include 49,292 SF of new mini storage area in 7 new buildings of various sizes including 1 climate controlled building with bathroom and 150' extension of Commercial Drive. The site plan shows landscaping along Collett Road and Commercial Drive

Comment

1. Clarify whether building is 4,200 SF as stated on site plan or 5,400 SF as indicated on Erosion Control Plan
2. The landscape plan appears to show tree and shrub planting very close or within steeply banked stormwater management facilities.

OCSWCD Comments

1. Concrete truck washout should be located a minimum of 100 feet from all stormwater inlets, streams or waterbodies.
2. Pocket pond outlets to a regulated class C stream. Use extreme caution during construction to prevent any water quality violations.

17 -2022

Town of Farmington Planning Board

Class: I

Type: *Site Plan*

Related Referrals:

Applicant: *A safe Place Storage*

Property Owner: *Paul Gillette*

Representative:

Tax Map Parcel #: 29.00-2-1.121

Brief Description: *Special use permit and site plan for expansion of mini storage on the northern parcel at 6025 Denny Drive in the Town of Farmington and 20 space parking lot along Denny Drive for moving company employee parking.*

See information at 6-2022.

3 - 2022

Town of Manchester Zoning Board of Appeals

Class: 1

Type: *Area Variance*

Related Referrals: 4-2022

Applicant: *Church of Jesus Christ of Latter Day Saints*

Property Owner: *Church of Jesus Christ of Latter Day Saints*

Tax Map Parcel #: 11.00-1-17.100

Brief Description: *Area variance and sign permit to allow 4.66 SF per sign face for parking directional signs when 2 SF is allowed at Visitor Center at 603 SR 21 in the Town of Manchester.*

Speed limit along relevant section of SR 21 is 45 MPH.

4 - 2022

Town of Manchester Planning Board

Class: 1

Type: *Other"*

Applicant: *Church of Jesus Christ of Latter Day Saints*

Property Owner:

Tax Map Parcel #: 11.00-1-17.100

Brief Description: *Area variance and sign permit to allow 4.66 SF per sign face for parking directional signs when 2 SF is allowed at Visitors Center at 603 SR 21 in the Town of Manchester .*

14 - 2022

Village of Victor Planning Board

Class: 1

Type: *Site Plan*

Related Referrals: 15-2022

Applicant: *Mike Perrilleon*

Property Owner: *Mike Perrilleon*

Representative: *Marathon Engineering*

Tax Map Parcel #: 16.17-2-2.0

Brief Description: *Site plan and special use permit for 900 SF drive-thru retail grocery store at 290 West Main Street in the Village of Victor.*

<https://ontariocountyny.gov/DocumentCenter/View/32465/14-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/32466/14-2022-site-plan-with-proposed-topo>

The proposed drive-thru retail grocery will disturb .5 acres of the 1.2 acre. Site soils are Palmyra fine sandy loam with slopes of 3 to 8 percent for the first 70' of depth and Palmyra and Howard soils with slopes of 25 to 45 percent for the remaining 80 percent of the lot. Within the area of Palmyra and Howard soils there is an area of 16 to 30 percent slope nearest the road, then an area of 3 to 8 percent slope in the middle of the parcel, and the rear of the parcel has slopes of 30 to 60 %. Both soils have high permeability and medium erodibility.

Comments

1. In accordance with Village of Victor Chapter 40 Access Management, SR 96 in this area is an arterial roadway and required access connection spacing is 245'. The applicant should evaluate the desirability and feasibility of future shared access with adjacent parcels to meet the access connection spacing requirements or seek a waiver. Victor Access Management Plan Appendix A Map 2 indicates the driveway on the adjacent lot to the east and a driveway further east as potential access consolidations, presumably replaced by share rear access interconnection as sites are developed/redeveloped. <https://ontariocountyny.gov/DocumentCenter/View/20047/Victor-Access-Management-Plan-FINAL-9-17-2019>
2. How will the business accommodate walk up business?
3. The site organization standards of 50-16 require building placement within 15' of the ROW/front property line
4. In compliance with 50-17C (2) and 170-25 D, concrete sidewalk should continue across the asphalt driveway and be a minimum of 7' wide with a 3' brick accent strip.
5. Sidewalk pedestrian traffic should be buffered by landscaping from both on-street parking/travel lanes and on-site vehicle circulation. In compliance with 50-17 C (3) street trees shall be planted between the curb and the building with 1 tree for each 40' of lot frontage. Some site landscaping should also be provided between the sidewalk and areas of the site devoted to circulation and parking.
6. 50-17 F (2) and 170-25 G (2) encourage outdoor dining. If the use will sell prepared foods, seasonal accommodations for outdoor on-site dining should be provided.
7. In accordance with 50-18, uses in the Gateway Corridor Business District should appear to be two story buildings

- 8. 50-18 D and 170-26 D. require canvas awnings that project a maximum of 7' from the building façade.
 - 9. 50-18 F and 170-26 F list metal siding as an unacceptable material.
- OCSWCD Comments**
- 1. Majority of impermeable surface drains to roadway, not stormwater management facility.
 - 2. Outlet of stormwater management not shown on plans.
 - 3. Stabilized construction entrance, concrete truck washout, and topsoil stockpile location not indicated on plans.
 - 4. Additional erosion control measures needed for steep slopes such as rolled erosion control fabric and site specific seeding mix – not indicated.
 - 5. Sequencing and phasing plan not provided, consider stabilizing slopes before beginning construction of stormwater management facility.
 - 6. Will roof water be discharged directly to pavement or will it be directed to stormwater management facility?

15 - 2022

Village of Victor Planning Board

Class: 1

Type: *Special Use Permit*

Related Referrals: 14-2022

Applicant: *Mike Perrilleon*

Property Owner:

Representative: *Marathon Engineering*

Tax Map Parcel #: 16.17-2-2.0

Brief Description: *Site plan and special use permit for 900 SF drive-thru retail grocery store at 290 West Main Street in the Village of Victor.*

See information at 14-2022.

10 - 2022

Town of Farmington Town Board

Class: 2

Type: *Comprehensive Plan*

Related Referrals: *n/a*

Applicant: *Town Board*

Property Owner:

Brief Description: *Updated Comprehensive Plan for the Town of Farmington. The Plan recommends a master plan for the Community Center area southwest of SR 96/SR 332; transportation master plan including plan to fill gaps in the sidewalk, bike lane and trail system; and revising zoning to encourage a tourist destination at and around the Finger Lakes Gaming and Race Track and adding environmental protection overlay districts to protect natural features.*

<https://ontariocountyny.gov/DocumentCenter/View/32461/10-2022>

[REDUCED SIZE Farmington Comprehensive Plan DRAFT January 25 2022-002](#)

The 2021 Comprehensive Plan amendment chronicles changes in the Town since the 2011 Comprehensive Plan was developed, revises Goals and Objectives to guide future investments and development and recommends activities to be undertaken by the Town and others. Recommended high priority actions to be pursued during the first 5 years of Plan implementation include:

1. Seek grant funding to construct sidewalks, trail connections, and bike lanes shown on the Sidewalk Trail Master Plan.
2. Complete priority sewer projects to support development in the town center area southwest of SR 92/SR 332 including installing a 12” sewer on the west side of Mertensia Road that will connect to the interceptor sewer and installing a force main on the east side of Beaver Creek Road to redirect the race track pump station to deliver sewage south to the interceptor.
3. Revise land use regulations to provide housing and other features to accommodate an aging population, show agricultural conservation areas as a zoning district, and add environmental protection overlay districts.
4. Update the Open Space Inventory and prepare an Open Space Master Plan, update the Parks & Recreation Master Plan and update the Water Service Master Plan
5. Consider establishing a Town-wide drainage district.
6. Complete Master Plan for town center area southwest of SR 96/SR 332.

Additional priorities for completion by 2030 include:

1. Update the population and housing element of the Comprehensive Plan and prepare a Housing Plan.
2. Conduct a survey of Town residents and update and adopt a 2030 edition of the Town Comprehensive Plan.

Activities requiring on-going action include:

1. Exploring benefits of improving the Town’s rating under the Federal Emergency Management Agency’s Flood Insurance Community Rating System.
2. Pursue funding to extend affordable high-speed internet service.
3. Explore benefits of creating a Historic Sites and Buildings Preservation local law.
4. Pursue intermunicipal drainage, solid waste, and recycling programs.
5. Create a Transportation Master Plan including a Bicycle, Sidewalk, and Trail System Master Plan.

The Comprehensive Plan calls for annual review and reporting on implementation activities.

11 - 2022

Town of Farmington Town Board

Class: 2

Type: *Text amendment*

Applicant: *Town Board*

Brief Description: *Text amendment to revise zoning regulations for solar energy systems in the Town of Farmington,*

https://ontariocountyny.gov/DocumentCenter/View/32462/11-2022-farmington-LL_Solar_PV_Systems_Final-Draft_Version_4_Formatted_Dec_14_2021

The proposed text amendment replaces Solar PV System regulations adopted in September 2017 based on the Town of Farmington’s review of a large-scale ground-mounted solar PV system on prime agricultural soils. The proposed regulations:

1. revise definitions for decommissioning and decommissioning agreement and other solar PV system related terms and some other definitions.
2. reference NYS climate Leadership and Community Protection Act passed in 2020,
3. add standards for mounting on flat roofs,
4. require replacement of damaged surface and subsurface drainage infrastructure
5. require annual report, which every 3rd year, includes updated surety estimate and soil testing if solar PV system is on prime farmland,
6. clarify requirement of letter of credit for initial site development, a maintenance bond during the life of the project, and a decommissioning surety until site is restored to its original condition or as requested by landowner,
7. clarify abandonment as failure to submit required reports or to comply with special use permit or site plan conditions, or producing less than 10 percent of rated capacity for a period of 12 months, excluding lack of production due to circumstances beyond the operator’s control,
8. required 2 year post construction and 2 year post decommissioning monitoring to ensure appropriate drainage, erosion control and other site conditions.

5 - 2022

Town of Manchester Zoning Board of Appeals

Class: 2

Type: *Use Variance*

Applicant: *Tim Crowley Property*

Owner: *same*

Tax Map Parcel #: *32.00-2-16.100*

Brief Description: *Use variance for operation of portable saw mill business on a residential lot in the R-1 district in the Town of Manchester.*

The proposed use would comply with existing and proposed home occupation standards regarding conducting business in a building and the proportion of an accessory buildings that may be devoted to a home occupation (40%) but not the overall size limit (180 SF).

1 - 2022 Town of Naples

Town Board Class:

2

Type: *Map Amendment*

Related Referrals: *2-2022*

Applicant:

Property Owner:

Representative: *Ed Brockman*

Tax Map Parcel #:

Brief Description: *Text and map amendment to Town of Naples code to change from zoning code including metes and bounds descriptions of zoning district boundaries to an official zoning map. Proposed code changes include provisions for ZBA to provide interpretation of zoning district boundaries and for application of zoning district regulations when buildings or lots are in more than one district.*

<https://ontariocountyny.gov/DocumentCenter/View/32455/1-2022-T-naples-ll>

Comments

1. The referring body is encouraged to insert the phrase “hereinafter referred to as the Official Zoning Map in 132-10.
2. The referring body is encouraged to include language explicating providing for re-issuing of the Official Zoning Map with an updated parcel base without need to amend the map.

2 - 2022 Town of Naples

Town Board Class:

2

Type: *Text Amendment*

Related Referrals: *1-2022*

Applicant: *Town of Naples*

Brief Description: *Text and map amendment to Tonw of Naples code to change from zoning code including metes and bounds descriptions of zoning district boundaries*

to an official zoning map. Proposed code changes include provisions for the ZBA to provide interpretation of zoning district boundaries and for application of zoning district regulations when buildings or lots are in more than one district.

See information at 14-2022.

16 - 2022

Town of Phelps Town Board

Class: 2

Type: *Text Amendment*

Related Referrals: *n/a*

Applicant: *Town Board*

Brief Description: *Text Amendment to regulate the location and operations of cannabis establishments in the Town of Phelps.*

<https://ontariocountyny.gov/DocumentCenter/View/32467/16-2021>

The proposed text amendment would allow cannabis retail establishments and cannabis on-site consumption establishments in the C-1, C-2 and M-1 districts provided such uses are 500’ from the boundary of any residential zoning district in the town and 500’ from place of worship, library, school, day care, park or playground in the town and 1,000’ from any other cannabis establishment whether or not such business is located in the Town.

Comment

1. The referring body should consider extending the 500’ distance the residential districts and specific uses whether or not they are in the Town.
2. The referring body should consider including substance abuse treatment site in the list of uses requiring separation from cannabis businesses.

13 - 2022

Town of West Bloomfield Planning Board

Class: 2

Type: *Subdivision*

Related Referrals: *203-2021*

Applicant: *Simple Self Storage LLC Property*

Owner: *Jeremy Fisher*

Representative: *Brenan Marks*

Tax Map Parcel #: *65.00-1-10.000*

Brief Description: *Subdivision of 22 acres parcel into 6 lots to allow development of 4 single family homes, a 12 building mini storage facility, and an existing commercial use at 2370 SR 65 at CR 35/Baker Road in the Town of West Bloomfield.*

<https://ontariocountyny.gov/DocumentCenter/View/32468/13-2022-Aerial-Topo>
<https://ontariocountyny.gov/DocumentCenter/View/32464/13-2022-21-030-subdivision-Simple-Self-Storage--12292>
<https://ontariocountyny.gov/DocumentCenter/View/32463/13-2022-21-030-1-page-site-plan-Simple-Self-Storage--122921>

A similar subdivision was previously reviewed at referral # 203-2021 in October 2021. The following text and comments were draft in October 2021. The currently submitted subdivision shows a fire lane along much of the frontage of Lot 4 but no access limitation. Other elements of the project description and comments remain relevant following OCPD and OCSWCD review of revised plans.

The proposed subdivision would cede 2 areas encompassing .5 acres to existing adjacent residential uses at the SR 65 curve and near the southern property boundary. The lot for the existing commercial use (Lot 4) would be 1.2 acres with approximately 200' of frontage and 239' of depth. The existing use has no defined access point.

The 2 proposed residential lots west of the SR 65 curve are approximately 27,000 SF and have 115' and 120' of frontage and 225' of depth. The 2 proposed residential lots south of the SR 65 curve are 20,000 SF lots with 110' of frontage and 182' of depth.

The property is zoned General Mixed Use. The purpose of the district is to ensure town residents are adequately served by retail, service, and office uses. The district allows a range of residential and commercial uses. The district has a minimum lot width of 80' and minimum lot size of 20,000 SF for single family uses and 10,000 SF for non-residential uses and maximum building and lot coverages of 35% and 50% for residential use and 50% and 60% for non-residential use.

Code section 140-121 requires landscaping on 15 percent of any commercial use lot including 1 shrub for every 10' of lot perimeter and 1 tree (existing or new) for every 40' of lot perimeter and a 25' densely planted vegetative buffer adjacent to any residential use or district.

According to OnCor, adjacent property to the west and south excluding frontage lands are in OC Agricultural Districts #1 and there is a wetland area along the western SR 65 frontage. Site slopes are generally less than 8 percent with small areas of 16-30 percent slope along the southern property boundary and off-site at the western edge of the corner lot. The dominant soil type on the property is Schoharie silty clay loam with 3 to 8 percent slope. The soil is very highly erodible, moderately highly permeable, in hydrologic soil group C/D, and prime farmland.

The NYSDOT functional classification of SR 65 in this section is major collector. Desirable access connection spacing for a collector road with speed limit of 40 mph is 245' including existing and proposed streets and driveways on both sides of the road.

The mini-storage use will require a special use permit.

Comments October 2021

1. The referring body should require applicant to identify a single access point to Lot 4 and eventually to add landscaping to limit access along the remaining frontage.
2. The referring body should require deep hole and percolation tests to document feasibility of septic system before subdividing the residential lots.

3. The number/spacing of proposed driveways is not desirable. The referring body should consider opportunities for requiring shared/adjacent driveways to minimize the traffic safety impacts of proposed lots and driveways.
4. A cross access easement and maintenance agreement would be required for Lot 1 and Lot 4 to share one or both proposed commercial access connections.
5. The General Mixed-Use district has limits on the number of storage sheds (2) and the number of commercial (1) or recreation vehicle (2) that may be stored on the site. Based on the subdivision plan and OnCor aerial, existing commercial use appears to exceed these limits. Unless these accessory uses and structures are pre-existing, non-conforming conditions, the referring body should require the applicant to bring existing site activities into compliance with district standards by removing some accessory uses and structures or obtaining variances and comply with associated buffering standards for vehicles storage areas in code section 140-106.
6. The special use permit and site plan must be referred to OC Planning Board.

OCSWCD Comments October 2021

1. Topsoil stockpile area not indicated on plans.
2. Will residential lots be developed at the same time as the commercial lot? Sequencing and phasing not provided
3. Detail not provided regarding storm water management facility.
4. Erosion, and sediment control not shown on residential lots.
5. No soil investigation data provided (deep hole and percolation rates) for every system location.
6. Federal wetlands present (northeast and north). 100' setback not shown to leach areas/disturbances.
7. Poor draining soils present (schoharie silty clay loam).

NYSDOT Comments October 2021

1. A NYSDOT highway permit will be required for an additional access point to commercial uses on this site. NYSDOT may or may not grant a second access point for commercial uses.

CPB Comments October 2021

1. The Town Board should request NYSDOT to review design, speed and accident records for the SR 65, CR 35, Baker Road intersection and address whether any curve warning sign or speed limit change is recommended. This analysis should also address whether signage is necessary to alert CR 35 and Baker Road travelers that SR 65 traffic does not stop.
2. Referring body to make applicant aware that any SR 65 driveways require a NYSDOT permit.

Previous Findings

1. Ontario County has a substantial interest in protecting and improving the function of its intermunicipal transportation infrastructure.
2. The Ontario County Planning Board encourages referring bodies to properly consider road capacity and traffic safety of referred projects.
3. This subdivision is situated at the Intersection of SR 65 with CR 35 and Baker Road.
4. Proliferation of access connections may have negative impacts on roadway capacity and safety.
5. The proposed subdivision includes 5 new access connections to SR 65 along this 40 mph segment.

Board Motion October 2021 : To change referral 203-2021 to class 2 in recognition of the potential intermunicipal impact of proposed subdivision at the intersection of a state, county, and local road. **Motion**

made by: Glen Wilkes **Seconded by:** Mike Woodruff

Vote: 11 in favor, 0 opposed, 0 abstentions **Motion carried.**

Board Motion:October 2021 To retain 203-2021 as a class 2 and return it to the local board with comments and a recommendation of approval with three modifications. **Motion made by:** Ruth Cahn

Seconded by: Mike Woodruff

Vote: 11 in favor, 0 opposed, 0 abstentions **Motion carried.**

Previous Modifications

Modification #1: The referring body to review state, county, and local accident records for SR 65, CR 35, Baker Road intersection with guidance from professional traffic safety consultant as appropriate.

Modification #2: The referring body to require side by side or shared driveway(s) as recommended by professional traffic safety consultant to proposed lots 5 and 6 located west of the intersection of SR 65, CR 35, and Baker Road.

Modification #3: the referring body with appropriate professional guidance to identify appropriate location and width of single direct access connection from Lot 1 to SR 65 and/or shared access point for commercial lots 1 and 4.

8 - 2022

Town of Canandaigua Zoning Board of Appeals

Class: AR 2

Type: *Area Variance*

Related Referrals: 7-2022

Applicant: *Venezia Associates*

Property Owner: *ABDB Silver Springs*

Tax Map Parcel #: *126.16-1-1.100*

Brief Description: *Site plan and area variance for replacement home at 4351 Tichenor Point Drive in the Town of Canandaigua. Area variance required for building/pool 37' from Tichenor Creek when 100' stream setback is required.*

<https://ontariocountyny.gov/DocumentCenter/View/32468/13-2022-Aerial-Topo>

The existing site is a 4 acre site with 2 cottages. The submitted materials indicate the proposed house was moved 15' to the west to reduce impact to root system of 2 large trees on the property. Arborist report also outlines additional fencing, operating procedures during foundation excavation, and recommendations for long term tree maintenance to reduce impact to the root system and increase likely viability of 2 specimen tree and other mature trees on the property. The limit of disturbance appears to excludes the infiltration meadow and other site modifications.

According to OnCor, the stream along the southern property boundary and the eastern half of the site are in the floodplain. There are also areas of 16 to 30 percent slopes along the CR 16 frontage.

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

Comments

- 1. The referring board 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 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.
- 3. Demolition debris should be recycled if facilities exist and remaining debris should be disposed of in a licensed facility
- 4. How does the site plan balance cuts and fills to not impact flooding of adjacent properties?
- 5. The site plan, planting plan, and grading plan should all include the limit of work and more clearly define what will be disturbed/protected/installed/restored.

CLCSD Comments Have received drawings in the office for review. Permit will be required for renovation

9 - 2022

Town of Richmond Zoning Board of Appeals

Class: AR 2

Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *John & Maria Martens*

Property Owner: *same*

Representative: *Bob Stowe*

Tax Map Parcel #: *150.17-1-12.100*

Brief Description: *Area variance for 10'x26' deck with steps on lakeside of house at 5270 Cottage Cove in the Town of Richmond . Proposed rear setback is less than the 50' required.*

The site plan indicates the proposed deck, excluding the stairs is 36.5' from the edge of a timber retaining wall though the water's edge is noted as approximately 10' closer at the south end of the deck. It also appears the proposed house is within 50' of the water's edge, though the previous house may have been similarly located.

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

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1. Protection of water features is a stated goal of the CPB.
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Final Recommendation: Denial

Comments

1. The referring board 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 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.

7 - 2022

Town of Canandaigua Planning Board

Class:
Exempt

Type: *Site Plan*

Related Referrals: 8-2022

Applicant: *Venezia Associates*

Property Owner: *ABDB Silver Springs*

Tax Map Parcel #: *126.16-1-1.100*

Brief Description: *Site plan and area variance for replacement home at 4351 Tichenor Point Drive in the Town of Canandaigua. Area variance required for building/pool 37' from Tichenor Creek when 100' stream setback is required.*