

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the:

Coordinated Review Committee Meeting – March 10, 2020 at 3:30pm – Cancelled

County Planning Board Meeting – March 11 at 7:00pm

Telephone: 585-396-4455

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Linda Phillips invites you to join this Webex meeting.

Meeting number (access code): 714 367 598

Meeting password: fQpNAmxH752

Wednesday, May 13, 2020

7:00 pm | (UTC-04:00) Eastern Time (US & Canada) | 1 hr 30 mins

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|-------------|----------------------------|-------------------------|-------------------------------------|----------------|------|--|
| 66 - 2020 | Town of Canandaigua | Planning Board | Marks Engineering c/o Brennan Marks | Site Plan | AR 1 | |
| 66.1 - 2020 | Town of Canandaigua | Zoning Board of Appeals | Marks Engineering c/o Brennan Marks | Area Variance | AR 2 | |
| 67 - 2020 | Town of Canandaigua | Planning Board | Venezia Associates | Site Plan | AR 1 | |
| 67.1 - 2020 | Town of Canandaigua | Zoning Board of Appeals | Venezia Associates | Area Variance | AR 2 | |
| 68 - 2020 | Town of Canandaigua | Planning Board | Venezia Associates | Site Plan | AR 1 | |
| 68.1 - 2020 | Town of Canandaigua | Zoning Board of Appeals | Venezia Associates | Area Variance | AR 2 | |
| 69 - 2020 | Town of South Bristol | Planning Board | Venezia & Associates | Site Plan | AR 1 | |
| 70 - 2020 | Town of Manchester | Planning Board | Abbott, Luke | Site Plan | 1 | |
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| 71 - 2020 | Village of Clifton Springs | Town Board | Village of Clifton Springs | Text Amendment | 2 | |
| 72 - 2020 | Village of Clifton Springs | Town Board | Village of Clifton Springs | Text Amendment | 2 | |

| 66 - 2020 | Town of Canandaigua Planning Board | Class: AR 1 |
|--------------------|--|-------------|
| 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 | |

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.

Comment The proposed drainage swale to the north of the house is very close to the neighboring property.

| 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. | |

See information at 66-2020

| 67 - 2020 | Town of Canandaigua Planning Board | Class: AR 1 |
|----------------|------------------------------------|-------------|
| Referral Type: | Site Plan | |

| | |
|--------------------|---|
| Applicant: | Venezia Associates |
| Property Owner: | Gray, Richard |
| Tax Map No(s): | 98.09-1-15.000 |
| Brief Description: | Revised site plan and renewal of 1 area variance for demolition and new construction of single family home at 4959 Island Beach Drive in the Town of Canandaigua. The redesigned home is 3' to the north of the previously approved location. Variance is for an 11' front setback when 50' is required. https://www.co.ontario.ny.us/DocumentCenter/View/23854/67-2020-4959-1-page-site-plan-Island-Beach-Dr_-4-22-20-Redesign |

The site plan shows a nearly 900 SF garage to the west of Island Beach Drive and a 1,425 SF house footprint on a 9,377 SF lot. The lot coverage is reduced from 48 percent to 44 percent, still above the desired 40 percent limit.

According to OnCor, the lake floodplain extends approximately 60' from the shoreline and there is a band of 16-30 percent slope near the shoreline.

| 67.1 - 2020 | Town of Canandaigua Zoning Board of Appeals | Class: AR 2 |
|--------------------|--|-------------|
| Referral Type: | Area Variance | |
| Applicant: | Venezia Associates | |
| Property Owner: | Gray, Richard | |
| Tax Map No(s): | 98.09-1-15.000 | |
| Brief Description: | Revised site plan and renewal of 1 area variance for demolition and new construction of single family home at 4959 Island Beach Drive in the Town of Canandaigua. The redesigned home is 3' to the north of the previously approved location. Variance is for an 11' front setback when 50' is required. | |

See information at 67-2020

| 68 - 2020 | Town of Canandaigua Planning Board | Class: AR 1 |
|--------------------|---|-------------|
| Referral Type: | Site Plan | |
| Applicant: | Venezia Associates | |
| Property Owner: | Quell, Richard | |
| Tax Map No(s): | 98.11-1-6.00 | |
| Brief Description: | Site plan and area variance for demolition and new construction of single family home at 3312 Fallbrook Park in the Town of Canandaigua. Variance is for 35 percent building coverage when 25 percent is allowed. Overall lot coverage is reduced from 59 percent to 53 percent when 40 percent is allowed. Location reduces non-conformities in front, right side, and accessory use right side setbacks. https://www.co.ontario.ny.us/DocumentCenter/View/23855/68-2020-1-page-site-plan-FALLBROOK-PARK-3312-2020-04-22-20 | |

The proposed site plan shows a 2,870 SF house footprint on an 8,145 SF lot. The plan indicates a reduction in area of asphalt drive, pool/patio, and deck to accommodate the larger house. The plan requires a 10 % lot coverage variance and reduces the lot coverage from 59 to 53 percent, still above the 40 percent desired limit. The site plan also indicates a 316 CF floodplain capacity compensation area to minimize the impact of 90 SF of fill to a depth of .6'.

According to OnCOR, the lake floodplain extends approximately 32' into the lot.

| 68.1 - 2020 | Town of Canandaigua Zoning Board of Appeals | Class: AR 2 |
|--------------------|--|-------------|
| Referral Type: | Area Variance | |
| Applicant: | Venezia Associates | |
| Property Owner: | Quell, Richard | |
| Tax Map No(s): | 98.11-1-6.00 | |
| Brief Description: | Site plan and area variance for demolition and new construction of single family home at 3312 Fallbrook Park in the Town of Canandaigua. Variance is for 35 percent building coverage when 25 percent is allowed. Overall lot coverage is reduced from 59 percent to 53 percent when 40 percent is allowed. Location | |

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|--|---|
| | reduces non-conformities in front, right side, and accessory use right side setbacks. |
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See information at 68-2020.

| 69 - 2020 | Town of South Bristol Planning Board | Class: AR 1 |
|--------------------|---|-------------|
| Referral Type: | Site Plan | |
| Applicant: | Venezia & Associates | |
| Property Owner: | Swartout, Steven | |
| Representative: | Grove, P.E., Bill | |
| Tax Map No(s): | 178.07-1-17.200 | |
| Brief Description: | Revised site plan and septic system design for 5737B Seneca Point Road in the Town of South Bristol. Site was previously subject to CPB review as referral 8-2020. https://www.co.ontario.ny.us/DocumentCenter/View/23856/69-2020-18102-Site-Plan-Town-Submittal-04072020 | |

This project was previously reviewed as referral 8-2020 in January. The revised plan responds to the previous comment from OCSWCD regarding need to meet current septic system standards. The previous project description and comments are provided below. The revised plan extends the limit of disturbance to include the soil and material stockpile areas. The need for written easements for lake/beach access is not addressed in revised materials referred.

The existing .34 acre lot has a slightly undersize lot width (47.5' when 50' is required) and 28 percent lot coverage. Annexation of an adjacent .09 acre parcel to the south and a .09 acre portion of the property to the north east will result in reduced lot coverage from 28 percent on the .34 acre lot to 20 percent on the .5 acre lot, though lot coverage will increase by approximately 100 SF. There are no changes proposed to the site access point or septic system.

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.

Janary 2020 Comments

1. 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.
2. If other parcels have and will continue to have access to the dock and lake on the annexed parcel to the south or the shale beach on the annexed area to the north east, formal easements should be put in place.
3. Soil and material stockpiles are shown outside the limit of work.

January 2020 OCSWCD Comments

Adequate space for the construction of a new On-site Wastewater system needs to be taken into consideration. The records from this office indicate that the current residence at 5737 B Seneca point Road consist of two separate systems. One system predating 1967 that serves 3 bedrooms and another system serving 2 bedrooms designed and installed in 1967; no inspections or improvements of these systems have been completed since 1967. The new system must conform to new construction standards from appendix 75-A and section 120-7 of South Bristol’s On-site Individual Wastewater Treatment System Law.

| 70 - 2020 | Town of Manchester Planning Board | Class: 1 |
|--------------------|---|----------|
| Referral Type: | Site Plan | |
| Applicant: | Abbott, Luke | |
| Property Owner: | Abbott, Marylou | |
| Representative: | Marks Engineering | |
| Tax Map No(s): | 32.00-1-2.111 | |
| Brief Description: | Site plan, subdivision and use variance for 1,800 SF power wash with access off Kyte Road at the corner of SR 96 in the Town of Manchester. https://www.co.ontario.ny.us/DocumentCenter/View/23858/70-2020-Site-Plan https://www.co.ontario.ny.us/DocumentCenter/View/23857/70-2020-Plat-Map | |

The parent lot is 4.9 acres with 1,000 LF of frontage on SR 96 and 350 LF of frontage on Kyte Road. The property is zoned A-1. The subdivision would create a 1 acre parcel with proposed access to the power wash use off Kyte Road. The overhead doors face Kyte Road and there is proposed landscaping to partially screen the building from SR 96.

The site plan does not show any provisions for managing stormwater flows from addition of impervious surfaces to the site. It appears, based on the site contours, the site will continue to drain toward the SR 96 frontage.

According to OnCor, the entire lot has gentle slopes and is not subject to floodplain, wetland or agricultural district development constraints.

NYS DOT Comment There should be no net in water flow to the NYS ROW. Please provide a drainage report and design plans to manage increased stormwater from site development activities.

| 70.1 - 2020 | Town of Manchester Planning Board | Class: 1 |
|-----------------|-----------------------------------|----------|
| Referral Type: | Subdivision | |
| Applicant: | Abbott, Luke | |
| Property Owner: | Abbott, Marylou | |
| Representative: | Marks Engineering | |
| Tax Map No(s): | 32.00-1-2.111 | |

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|--------------------|---|
| Brief Description: | Site plan, subdivision and use variance for 1,800 SF power wash with access off Kyte Road at the corner of SR 96 in the Town of Manchester. |
|--------------------|---|

See information at 70-2020.

| 70.2 - 2020 | Town of Manchester Zoning Board of Appeals | Class: 1 |
|--------------------|---|-----------------|
| Referral Type: | Use Variance | |
| Applicant: | Abbott, Luke | |
| Property Owner: | Abbott, Marylou | |
| Representative: | Marks Engineering | |
| Tax Map No(s): | 32.00-1-2.111 | |
| Brief Description: | Site plan, subdivision and use variance for 1,800 SF power wash with access off Kyte Road at the corner of SR 96 in the Town of Manchester. | |

See information at 70-2020.

| 71 - 2020 | Village of Clifton Springs Town Board | Class: 2 |
|--------------------|--|-----------------|
| Referral Type: | Text Amendment | |
| Applicant: | Village of Clifton Springs | |
| Brief Description: | Text amendment to the Village of Clifton Springs zoning code to amend Table 20-2 Sect 120-20.3 to delete two-family dwellings as allowed by special use permit in the R-2 district. The local law also provides for the expiration of the moratorium on change in use from single-family to two-family or multi-family. https://www.co.ontario.ny.us/DocumentCenter/View/23859/71-2020-72-2020-Clifton-Springs-Text-amendments | |

No additional description or staff comment needed.

| 72 - 2020 | Village of Clifton Springs Town Board | Class: 2 |
|--------------------|---|-----------------|
| Referral Type: | Text Amendment | |
| Applicant: | Village of Clifton Springs | |
| Brief Description: | Text amendment of the Village of Clifton Springs zoning code to replace the first paragraph of Sec. 120-51.6 Access Management with the following text "The purpose of this section is to assure proper and well-planned access roads and driveways that provide safe travelling conditions for both vehicles and pedestrians to surrounding neighborhoods. It is the intent of the Village of Clifton Springs to make sure that safe access can be provided while minimizing potential traffic and pedestrian conflicts." https://www.co.ontario.ny.us/DocumentCenter/View/23859/71-2020-72-2020-Clifton-Springs-Text-amendments | |

No additional description or staff comment needed.