

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the:

Coordinated Review Committee Meeting –February 11, 2020 at 3:30pm**County Planning Board Meeting –February 12 at 7:00pm**

2nd Floor, Conference Room 200, 20 Ontario Street, Canandaigua, NY 14424 - Telephone: 585-396-4455

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15 - 2020	Town of Canandaigua Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Canandaigua	
Brief Description:	Text amendments to Town code to define and regulate farms and agricultural uses in the Town of Canandaigua consistent with NYS Dept. of Agriculture and Markets Law. https://www.co.ontario.ny.us/DocumentCenter/View/22229/15-2020-01_2019-12-20-Ag-Enhancement-Draft-Local-Law https://www.co.ontario.ny.us/DocumentCenter/View/22230/15-2020_2019-10-29-Ag-Revisions-Zoning-Schedule_newchanges	

Key provisions of proposed regulatory changes to enhance the agricultural economy of the Town include:

1. Consolidate agricultural related definitions to include only agricultural use, agricultural building, farm, farmer, farming practices, farm labor, farm vehicle, and truck garden/nursery farm and cross referencing definitions for farm operation, farm woodland, commercial horse boarding operation, and crops, livestock, and livestock products to section 301 of NYS Agriculture & Markets law.
2. Adding language to site plan review criteria regarding minimizing negative impacts to farmland and agricultural operations.

3. Removing limit on structure size and sale of off premises products for permanent accessory structures for the sale of agricultural or nursery products grown by the operator.
4. Permitting as of right temporary accessory structures for sale of seasonal agricultural products grown principally by the operator and requiring they be located outside the ROW and discontinued if parking along a road becomes a traffic safety concern in the eyes of the Town Highway Superintendent or local law enforcement

Comments

1. The referring board is commended for tackling and persisting with the task of revising definitions and zoning regulations related to agricultural uses.
2. The referring board should define farm labor housing not only with reference to occupancy by farm employees, but also with reference to location on a parcel in agricultural use. The referring board may also want to explicitly state that such farm labor housing use must be within a state certified county agricultural district and must be discontinued if the agricultural use is discontinued.
3. Schedule I lists no minimum lot size for agricultural use. It appears agricultural use is a broad term that includes activities which do not meet the NYS Agriculture and Markets Law definition of a farm.
4. Consider adding impact to farmland and agricultural operations to the review criteria of subdivisions and special use permits.

16 - 2020	Town of Farmington Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Wright, Gary	
Property Owner:	Wright, Whitney	
Representative:	Greene Land Surveying PLLC	
Tax Map No(s):	19.00-1-10.120	
Brief Description:	Technical review of an exempt site plan for a house on a 3.5 acre site at 573 Yellow Mills Road north of Rushmore Road in the Town of Farmington. https://www.co.ontario.ny.us/DocumentCenter/View/22231/16-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22232/16-2020-Preliminary-Site-Plan	

The site plan indicates a 43,162 SF area of a proposed 3.3 acre lot will be disturbed to build a house and barn. The parent parcel surrounds a 6.3 acre home at 595 Yellow Mills Road. The same owners also own a .6 acre vacant residential lot to the north of the proposed lot.

Generally, the area in front of the house is graded to drain to the west towards Yellow Mills Road and the area to rear of the house is graded to drain to a ditch slightly east of the rear property line. The proposed well is located very close to the southern property line adjacent to the parent parcel remainder lot. There is no documentation on the site plan of adequate quantity and quality of water available from the proposed well on the site. The proposed driveway is approximately 240' north of the existing farm access road on the vacant lot to the south. No information is provided regarding site distance.

According to OnCor, the property and all adjacent properties are in an agricultural district. The property is not constrained by floodplains. On the parent parcel, there is a north-south ridge with 16 to 30 % slopes in the center of the parcel and a small area of a 69 acres DEC wetland along the southern border. Neither of these features is near the proposed home site.

Comments

1. The site plan does not include a scale.

OCSWCD Comments

Green infrastructure could be considered to manage water from indicated drainage.

17 - 2020	Town of Farmington Planning Board	Class: 1
Referral Type:	Site Plan	

Applicant:	Howland PE CPESC, Carol
Tax Map No(s):	17.00-2-17.200
Brief Description:	Site plan approval for improvements to the RG&E substation (#127) at 961 Hook Road south of the Thruway in the Town of Farmington. The substation improvements will improve area electric service and provide electricity needed for the adjacent Empire Pipeline compression station. https://www.co.ontario.ny.us/DocumentCenter/View/22233/17-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22234/17-2020-Sediment-and-Erosion-Plan

The 21 acre lot off Hook Road at Loomis Road is bisected by an undeveloped Niagara Mohawk utility easement along the path of the former Lehigh Valley Railroad. The site is developed with two electric transformer facilities. A small fenced electric substation in a 125' x 175' area near Hook Road and a large electric substation in an irregularly shaped fenced area approximately 250' x 250' to the northeast of the Niagara Mohawk ROW. There is also a 66' x 70' fenced tesla battery storage facility east of the access road and south of the ROW. The existing site access road is approximately 531' south of the Hook Road/Loomis Road intersection. The road provides access to the south end of the small substation, crosses the ROW and provides access to the west side of the large substation.

The proposed project would add capacity to the north and east sides of the large substation. The changes will require expansion of the substation yard which has a stone top over a gravel base and the expanded fenced area. New fencing will be 8' tall with a barbed wire top. The project also includes three new transmission lines to connect the substation to the Empire Pipeline site to the east and two connections to Canandaigua District lines 782 N/S and 787. The project also includes approximately 6,000' of 12' wide stone access road along the northern property line adjacent to the Thruway from the existing access road east to the Empire Pipeline station. Bio-retention areas (17,197 cf and 9,097 cf) are proposed at both ends of the proposed access road to manage stormwater from the access road and the substation yard. As the project disturbs 4.7 acres, a SWPPP has been prepared.

Adjacent land uses includes a single family home to the north at Hook Road and the Thruway and agricultural fields owned by Empire Pipeline to the south and east. The proposed access road will be approximately 120' from the residential lot and 250' from the home.

According to OnCor, the property is not in an agricultural district and not constrained by floodplains, wetlands, or steep slopes. Site soil characteristics are as follows:

Palmyra gravelly loam 4.8 acres 3-8 slope % 3.9 Acres 0-3 % slope

Prime Farmland

Permeability: high **Erodibility:** medium

Hydrological Group B **Not Hydric**

Camillus silt loam 3 - 8 % 5.0 acres

Prime Farmland

Permeability: high **Erodibility:** high

Hydrological Group C **Not Hydric**

Palmyra gravelly sandy loam 0-3 % 4.2 acres

Prime Farmland

Permeability: high **Erodibility:** medium

Hydrological Group B **Not Hydric**

Phelps Gravelly silt loam 0-3 % 3.3 acres

Prime Farmland

Permeability: high **Erodibility:** medium

Hydrological Group B/D **Not Hydric**

OCSWCD Comments

1. The 12" outlet pipe in the south east corner of the lot has the potential to negatively impact adjacent agricultural field and should be further evaluated.
2. SWPPP was not provided for project so unable to make further comments regarding erosion and sediment control plans for property.

18 - 2020	Village of Naples Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Daniel DiGiovanna & Trevor Andrews	
Property Owner:	Slocombe, Willis	
Tax Map No(s):	201.14-1-28.000	
Brief Description:	Site plan and special use permit for use of building on .024 acre lot at 104 N. Main Street in the Village of Naples as a micro-brewery and taproom. https://www.co.ontario.ny.us/DocumentCenter/View/22235/18-2020-survey https://www.co.ontario.ny.us/DocumentCenter/View/22236/18-2020-aerial-site-plan	

The existing detached one story wood frame building occupies approximately 550 SF of the 1,055 SF lot. The building occupies 90 percent of the 25' frontage maintaining the pedestrian friendly street edge. No information is provided regarding the existing façade or the proposed front stairs and ramp. Review of the 2019 Naples Historic Resources Survey indicates the building has a traditional store front façade with a recessed entry, large display windows, and a false 2nd story façade with a decorative bracketed cornice at the top. There are no plans to change the façade at this time.

Based on the Historic Resource Survey, the property is one of 185 properties proposed for inclusion in a National Register eligible historic district focused on 19th and early 20th century buildings extending from 167 and 158 North Main Street north of Academy/Ontario Streets, excluding the elementary school, and continuing south to the Granby Block and 122-126 South Main Street. The proposed historic district also includes residential buildings to the west of Main Street along Thrall and Elisabeth Streets and north of Cross Street, railroad buildings along West Avenue at Academy Street, and homes on Reed Street and East Avenue to the east of Main Street. The designation of a Central Naples Historic District would help maintain the character of the village core area and expand property owners' access to financing for improvements

A survey indicates vehicle access by agreement with the property to the south via Mill Street. The applicant anticipates an increase in evening pedestrian traffic and vehicle traffic and parking, though no congestion. Proposed signage includes a company logo in place of the existing print shop sign and a sandwich board sign on the sidewalk. Aside from the ramp and sign, no exterior lighting or other building modifications are proposed. The property is more than 150' from any residential district and no buffering is required.

An annotated aerial photo of the area indicates taproom patrons can park on North Main Street or in the municipal parking lot off Wall Street approximately 325' from the front entrance. Such arrangement meets the standards for the Planning Board to waive off-street parking requirements.

The aerial also indicates the locations of a waste receptacle and a cesspool for short term sewage disposal in the 12' rear yard. It is not clear whether the cesspool is existing or the facility mentioned in an e-mail from NYS Agricultural and Markets food safety inspector which must be in place before opening. A letter from the mayor documents that, in the absence of a sewer use law, the specifics of brewery wastes anticipated to enter the sewer collection and treatment system (approximately 48 gallons per month) were discussed with the system engineer and no impacts are anticipated.

The applicant will provide complete ADA accessibility including an appropriately sloped 3' wide front door ramp, an accessible bathroom, and a 4 seat bar area and additional tables at ADA height. Anticipated hours of operation are Thurs 4-9, Friday 4-10, Saturday 2-10, and Sunday 12-6.

A letter from the Village DPW supervisor indicates, based on the width of the sidewalk in front of this building, a new wheelchair ramp and stair system extending not more than 42" from the building face and retaining a minimum of 4' of sidewalk will be allowed at this location

The use is appropriate to the Village C-1 Commercial district; however, the zoning code does not define or allow any use encompassing the retail sale of drinks where no food is served.

Comments

1. What is the width of the access driveway off Mill Street? Is it sufficient for delivery and waste collection vehicles?
2. Is there sufficient room for placement of a sandwich board sign while retaining 4’ of usable sidewalk after installation of the entry ramp and stairs?
3. Is the applicant proposing to open prior to connection to the sewer collection and treatment system currently under construction?
4. The applicant should be made aware of the Village Design Guidelines in the event future façade modifications are proposed.

18.1 - 2020	Village of Naples Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Daniel DiGiovanna, Trevor Andrews &	
Property Owner:	Slocombe, Willis	
Tax Map No(s):	201.14-1-28.000	
Brief Description:	Site plan and special use permit for use of building on .024 acre lot at 104 N. Main Street in the Village of Naples as a micro-brewery and taproom.	

See information at 18-2020.

19 - 2020	Town of Hopewell Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Rogers, Gary	
Tax Map No(s):	11.00-2-59.100	
Brief Description:	Site plan to add a 4,250 SF pole barn to accommodate an expanding heavy truck and equipment repair business at 485 SR 21 in the Town of Manchester. https://www.co.ontario.ny.us/DocumentCenter/View/22237/19-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22238/19-2020-Site-Plan	

The property includes 45 acres. The property is zoned A-1 Agricultural and developed with a commercial heavy equipment repair use allowed by a special use permit. The site plan does not indicate any stormwater quality or quantity management or erosion control features. There are 3 existing building on the site all accessed off a single driveway. The rear building is 7,373 SF and houses existing repair activities. This building will be expanded to the rear (east) of the site. The middle building is a 2,400 SF office building built in 2016. The front building is an old farm building.

According to OnCor, the property is in an agricultural district and not constrained by wetlands, floodplains or steep slopes. There is a 34 acre DEC wetland to the southeast of the property. Site soils in the area proposed for the addition are Arkport fine sandy loam 0-3 % slope. Most of the site is prime farmland. Soils characteristics in the area of the addition have high erodibility and high permeability, they are not hydric and in hydrologic group A. It appears the rear/eastern half of the lot is farmed.

Comments

1. The site plan should include features to mitigate stormwater quantity and quality impacts of proposed building addition and to control soil erosion during construction.
2. Measures should be in place throughout the facility to contain any accidental spill of toxic materials and all waste products should be disposed of properly.

OCSWCD Comments

1. Unable to make comments regarding stormwater management due to lack of detail.

20 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Venezia & Associates	
Property Owner:	Lupton, Alan & Elisabeth	
Tax Map No(s):	98.13-1-18.100	
Brief Description:	Site plan and area variances for demolition of existing home and construction of a new home requiring 4 variances at 3459 Lakeview Lane off CR 16 in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/22239/20-2020-site-plan-only-Lakeview-Lane-3459-2020-01-22-	

The existing lot has a pre-existing non-conforming lot width of 112' when 125' required. The existing house is setback 36 feet from the lake when a 60' rear setback is required.

The proposed home requires 4 variances:

1. A front setback of 34' when 60' is required.
2. A rear setback of 40' when 60' is required. (proposal increases Lake setback by 4')
3. Building coverage of 21% when 15% is allowed.
4. Lot coverage of 30% when 25% is allowed.

The proposed property redevelopment involves substantial expansion of the house and garage footprints, patios, and walkways; an increase in area of the driveway; removal of an existing shed; and a decrease in the amount of lake wall. Areas along the southern property boundary and the hedge along the northern edge of the disturbed area will be graded to 3H to 1V slopes and treated with erosion control blankets and steep slope seed mix.

According to OnCor, the east half of the property is in the Canandaigua Lake floodplain. Site soils are Cayuga silt loam 3-8 % slopes. Soil characteristics include very high erodibility and moderately high permeability. Soils are not hydric and are in hydrologic soil group C/D.

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. There is no proposed mitigation of the stormwater quality and quantity impacts of proposed increase in building and lot coverage. Also some waters from the western portion of the site appear to drain to adjacent properties.
4. How will the grading changes and sewer line installation along the northern hedge and within the dripline of the 60” black walnut tree impact the viability of this tree and hedge? Tree protection marking and development sequencing should be in place to minimize compaction of the root zone within the drip line of this tree and that of the 84” black walnut proposed to remain.
5. No landscaping is proposed or plan provided to review compliance with the Town of Canandaigua shoreline development regulations or adequacy of screening toward property to the south following removal of the Arborvitae hedge.
6. Demolition debris should be recycled if facilities exist and remaining debris should be disposed of in a licensed facility.

20.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Venezia & Associates	
Property Owner:	Lupton, Alan & Elisabeth	
Tax Map No(s):	98.13-1-18.100	
Brief Description:	Site plan and area variances for demolition of existing home and construction of a new home requiring 4 variances at 3459 Lakeview Lane off CR 16 in the Town of Canandaigua.	

See information at 20.1-2020.

21 - 2020	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Rosato, Keith	
Tax Map No(s):	84.00-1-22.000	
Brief Description:	Site plan for new 5,000 SF accessory storage building at Handyman Services, 3060 CR 10 near Recreation Drive in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/22240/21-2020-Aerial	

The new 5,000 SF building and new 3,300 SF asphalt area will be located west of the existing parking lot along the border with Creekview Apartments. The site plan shows removal of the existing septic system west of the existing parking area and connection of the existing building to the Canandaigua Lake County Sewer District via a sewer line to the north. The site plan also shows installation of an 8’ high wood fence along the western property line and portions of northern and southern property line; a grass swale to treat and retain stormwater; and landscaping along the northern edge of the existing 6 parking spaces. There is a note that new exterior lighting will be dark sky compliant. The lot is in the Community Commercial District and the Mixed Use Overlay.

The site survey shows an access easement from the west end of the property to a nearby radio tower. Construction of the proposed building would block access to this ROW. The Town of Canandaigua confirmed with the tower owner that they now access the tower from the Creekview driveway and not from the subject property.

According to OnCor, the property drains to the Canandaigua Outlet and is not constrained by steep slopes, wetlands or floodplains.

Site soil characteristics are as follows:

Odessa Silt Loam 0-3 % slope .71 acres

Prime Farmland if drained

Permeability: moderately low **Erodibility:** very high

Hydrological Group C/D **Partially Hydric**

Palmyra gravelly loam 3-8 % .22 acres

Prime Farmland

Permeability: Medium **Erodibility:** medium

Hydrological Group B **Not Hydric**

OCSWCD Comments

1. Current proposed location of the silt fence does not allow construction of grass swale while maintaining silt fence appropriately.
2. Location of a soil stockpile is mentioned in the narrative, but not indicated on the plans.

Canandaigua Lake County Sewer District Comments

1. The Canandaigua Lake County Sewer District cannot approve a connection or approve site plans for this property until the Sewer District takes ownership of the sanitary sewer in this location. Once ownership takes place the owner can re-submit for a review of the requested sanitary sewer connection.

22 - 2020	Town of Victor Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Dehollander Design	
Property Owner:	Clintman, Jacob	
Tax Map No(s):	16.00-1-2.120	
Brief Description:	Technical review of 5 lot subdivision on Aldridge Road approximately 1,800' west of CR 9 in the Town of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/22242/22-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22243/22-2020-Subdivision-Sketch-Plan	

The 8.7 acre lot has approximately 360' of frontage on Aldridge Road and a depth of approximately 1,100'. The clustered subdivision will include 5 lots ranging in size from .8 to 5 acres with portions of Lots 2, 3, 4, and 5 in the 4.4 acre conservation area. The land on the south side of Aldridge Road in the project vicinity is developed with three 100' lots with a shared access point. Chapter 55 Access Management of the Town of Victor Code requires driveway spacing of 125' where speed limits are 35 MPH or less, 245' where speed limits are 35 to 45 MPH, and 440' where speed limits are 45 MPH or greater. Distances to existing residential driveways on the same side of the road are approximately 200'. There is also a farm access driveway just west of the property.

The site currently drains towards the southeast. The concept plan indicates a stream along the eastern property boundary and a conceptual area for stormwater management along the stream at the Aldridge Road frontage in the southeast corner of the site. The 70 acre lot to the north has a land use code of field crops from the assessor and appears to be farmed in the 2018 OnCor aerial.

According to OnCor, the lot is not in an agricultural district and not constrained by floodplains or wetlands. There are areas of 16 to 30 % slope at the rear(north) end of the site. The 70 acre lot to the north has a land use code of field crops from the assessor and appears to be farmed in the 2018 OnCor aerial.

Comments

1. Will continued use of the field driveway be allowed across lot 5 and the conservation easement?
2. A referring board access management waiver would be required to develop the subdivision with the proposed driveway spacing. Instead, the lot 5 driveway could be a private road that also provides access to lots 2 and 4. A wavier to the limit of 3 homes served by a private road would be required to provide access to lot 1 from such a road. See comment #3 below

regarding through road shown on the Town of Victor Official Map in this area. Adherence to the Official Map could involve future conversion of the private road to a dedicated local subdivision road. As an alternative to the wavier regarding number of lots on a private road, and in furtherance of long term desirable access spacing, the referring board could allow a driveway to Lot 1 and require the Lot 1 owner to remove direct access to Aldridge Road and connect to the dedicated local road in the future.

3. The Town of Victor Official Map indicates a through access connection along the western property boundary of this lot in the vicinity of the farm access driveway. The road is intended serve this and the adjacent parcel to the west and to connect with a road providing access to CR 9. The referring body should require the applicant to document consultation with the adjacent property owner to the west regarding future development plans. Such information is necessary for the referring body to assess the feasibility of the access connection.
4. The access connection to CR 9 shown on the Official Map would require crossing an area of 16 to 30 % slopes. The referring body may want to amend the Official Map to instead indicate a future connection to the end of Coyler Crossing.

OCSWCD Comments

1. The intermittent stream indicated on the concept plan is a mapped Class C stream. DEC should be consulted regarding any proposed in-line stormwater management facility.
2. Unable to make additional comments due to lack of detail provided.

23 - 2020	Town of Farmington Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Cobblestone Arts Center	
Tax Map No(s):	41.00-1-38.100	
Brief Description:	Area variance for commercial electronic variable message sign at Cobblestone Arts Center, 1622 SR 332 in the Town of Farmington.	

The 22"x72" electronic message sign would be mounted below the existing sign. The Town of Farmington code does not allow commercial electronic variable message signs.

Policy AR-7: Signs

The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified SR 5/US 20 as a primary travel corridor for tourists visiting Ontario County: The intent is to protect the character of development along these corridors by encouraging local boards to adhere to their adopted laws as much as possible.

- A. All applications for signs located on property adjoining primary travel corridors that do not comply with local limits on size and or number.

Final classification: Class 2

Findings:

1. The proposed sign is on land along a corridor identified by the Board as being a primary travel corridor for tourists visiting Ontario County.
2. Protection of the community character along these corridors is an issue of countywide importance.
3. Local legislators have standards for signage that allows for business identification sufficient to safely direct customers onto the specified site.
4. It is the position of this Board that the proposed signage is excessive.
5. Excessive signage has a negative impact on community character.

Final Recommendation – Denial

Comments

1. Will the bottom of the sign be 4' off the ground to provide visibility, even in winter conditions?
2. The local referring board should ensure the sign conforms to the NYSDOT standards in the following link regarding message duration, transition time, spacing, and maximum day and night time brightness of commercial electronic variable message signs (CEVMS) <https://www.dot.ny.gov/divisions/engineering/real-estate/repository/cevms-criteria-for-website.pdf>

24 - 2020	Town of East Bloomfield Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Jackson, Sandy	
Property Owner:	Wendel's LLC/ Shivers, Shakes & Cones	
Tax Map No(s):	81.00-1-34.000	
Brief Description:	Site plan for addition of mini golf course at Shivers, Shakes, and Cones, 6570 SR 5/US 20 at SR 64/Whalen Road in the Town of East Bloomfield. https://www.co.ontario.ny.us/DocumentCenter/View/22244/24-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22245/24-2020-Jackson-mini-golf-8100-1-34000	

This .5 acre property at the northeast corner of SR 5/US 20 and SR 64/Whalen Road is currently operated as a seasonal ice cream store. There is informal parking to the west of the building with access off Whalen Road and a lot with capacity for 12 cars to the east of the building with access off SR 5/US 20.

The mini-golf course would be installed in a 96'x172' area to the east of the formal parking area. The golf course structures, lights, landscaping and fence were previously installed in Newark, NY. The 18 hole course will consist of 18 structures, including a water feature, located on tamped crush stone. The holes will be connected by gravel paths.

The area would be enclosed by a chain link fence and 20' light poles with full cut off fixtures will be installed at each corner to allow for evening play. The fenced storage area behind the existing building would be expanded from 8'x24'x8' to 8'x24'x24'. A seasonal port-a-potty would be placed on the east side of the building near the service window and screened from the road. The business is expected to operate May to October, generally until 9:30 pm.

The applicant has included correspondence with NYSDOT and the Town of East Bloomfield DPW regarding placement of the fence in relation to the road and water line ROWs and with NYSDEC regarding placement away from monitoring wells associated with the site's former use as a gas station. Adjacent land uses include the Irish Mafia brew pub to the north and the Outdoor Store to the east. These neighboring businesses support the addition of the mini-golf course.

Comments

1. The site plan should indicate the location of the water line to be extended to supply the water feature.
2. Is the parking sufficient to support both businesses? If the parking area to the west of the building becomes heavily used, it would be desirable to add fencing to narrow the entrance and locate entrance as far from intersection as possible to avoid queuing on SR 5/US 20 waiting for cars to enter the parking area. It would also be desirable to add fencing or landscaping to screen the parking from the state highway and primary tourist route.
3. It would be desirable to improve the appearance of the fence along NYS 5/US 20, considering the need for security, visibility, and the limited space available for landscaping outside the fence.

OCSWCD Comments

1. Unable to make comments regarding stormwater management due to lack of detail.

25 - 2020	City of Canandaigua Planning Commission	Class: 1
Referral Type:	Site Plan	
Applicant:	300 Eastern Boulevard LLC	
Tax Map No(s):	84.19-1-6.1	
Brief Description:	Site plan and special use permit for a 3,550 SF wellnow urgent care, a 2,300 Chipolte with drive-thru and a 2,000 SF T-Mobile retail store at 300 Eastern Boulevard south of Muir Lake and west of Aspen Dental in the City of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/22246/25-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22247/25-2020-civil-site-plan	

The development site is the westernmost portion of 9.5 acre development site occupied by Aspen Dental and a number of other retail stores and services. The site will have access from the road to Roseland Waterpark along the western property line and from the western entrance to the adjacent shopping center. No new access connection from the frontage road is proposed. To the west across the access road is a 2.5 acre vacant commercially zoned site. To the north of the site is the eastern portion of Muir Lake. Muir Lake and the Canandaigua Outlet are in private ownership as is most of the undeveloped land north of the site and south of Saltonstall Street/CR 46.

The EAF indicates development will disturb 1.25 acres of the 2.0 acre site resulting in 64 % impervious lot coverage. The site plan indicates construction of a 3,552 SF building for wellnow urgent care on the eastern portion of the site and a 4,333 SF building for retail (T-Mobile) and restaurant (Chipotle) tenants on the west side of the property. There are enclosed dumpsters to the rear of each building and a stormwater management facility in the northeast corner of the site. The site is zoned C-3 Heavy commercial. The restaurant use requires a special use permit.

The site plan indicates most parking is located in front of the buildings including parking adjacent to each building, adjacent to the frontage road, and a double aisle between these parking areas. The photometric plan indicates proposed lighting levels are .1 foot-candles along the south and west property boundaries, .1 to .7 foot-candles along the north property line bordering City of Canandaigua owned land around Muir Lake, and 1.7 to 4.3 foot-candles along the property line shared with Aspen Dental.

The landscaping plan indicates trees planted 30’ on center along the frontage road, shrubs around the rear of dumpster enclosures, and trees, shrubs, and ground cover in parking aisle landscaping islands and in selected areas around the buildings. The frontage landscaping may be to the north of a sidewalk along the frontage road.

According to OnCor, Muir Lake and much of the land to the northeast of the property in the town of Canandaigua are DEC regulated wetlands and in the floodplain. These lands are in the Canandaigua Outlet watershed.

Comments

1. As properties along the frontage road are developed/redeveloped owners should be required to agree to fair financial contribution toward future maintenance and repair of the frontage road.
2. Handicapped spaces should be located as close as possible to the urgent care building entrance. Placement of handicapped parking adjacent to a curb can make it difficult for a driver with a mobility impairment to move from car to building, especially when snow accumulates in the curbed area.
3. The building front elevation does not appear to accurately show parking in front of the urgent care building.
4. The referring body should consider the visual impact of locating all parking in front of the buildings and possibility of land banking some parking.
5. Will retail/restaurant delivery vehicle exist via the drive-thru? Will waste collection vehicle block access to the drive-thru?

OCSWCD Comments

1. SWPPP does not provide enough detail at this time and includes some errors (project is located in Ontario County and DEC Region 8). More detail is needed in order to make comments regarding proposed stormwater management facilities and erosion and sediment control practices.

25.1 - 2020	City of Canandaigua Planning Commission	Class: 1
Referral Type:	Special Use Permit	
Applicant:	300 Eastern Boulevard LLC	
Tax Map No(s):	84.19-1-6.1	
Brief Description:	Site plan and special use permit for a 3,550 SF wellnow urgent care, a 2,300 Chipolte with drive-thru and a 2,000 SF T-Mobile retail store at 300 Eastern Boulevard south of Muir Lake and west of Aspen Dental in the City of Canandaigua.	

See information at 25-2020.

26 - 2020	Town of Hopewell Planning Board	Class: 1 Late Referral
Referral Type:	Site Plan	
Applicant:	Grove, William	
Property Owner:	Potter, Mark	
Tax Map No(s):	85.03-1-4.100	
Brief Description:	Site plan and special use permit for 139 special event parking spaces at Finger Lakes Lodge, 3259 CR 10 near SR 5/US 20, in the Town of Hopewell. https://www.co.ontario.ny.us/DocumentCenter/View/22250/26-27-28-2020-site-plan	

A single site plan was prepared for CMAC special event parking proposed on 3 sites in the vicinity of SR 5/US 20, CR 50, and CR 10. The parcel at 3259 has paved access off CR 10 through the rear of Mavis Discount Tire. The parcel also has an unimproved access off CR 50. This access point is approximately 125' from the intersection of CR 10. The 139 9'x20' parking space with 20' drive aisles are proposed in the lawn area along SR 5/US 20 and to the rear of the lodge. This site is also proposed to interconnect with parking proposed on the lot to the south, 4360 CR 50.

Adjacent land uses include Mavis Discount Tire at 3250 CR 10, Reliant Community Credit Union at 3255 CR 10, and apartments along the west side of CR 10 (3281 CR 10 and 4392 CR 50) and to the west with access off CR 50 (4360 CR 50).

No trash barrel and rope perimeter barrier is indicated around this site.

Comments

1. Is adequate parking reserved for motel resident to meet code and parking need?
2. Does the parking layout take into consideration the location of light pole and vegetation to the rear of the lodge?
3. What will prevent parkers from exiting via the driveway connection to the apartments at 4350 CR 50 to the west?
4. Are existing vegetation and grade changes sufficient to control direct access from parking spaces to SR 5/US 20 and adjacent uses along CR 10?

26.1 - 2020	Town of Hopewell Planning Board	Class: 1 Late Referral
Referral Type:	Special Use Permit	
Applicant:	Grove, William	
Property Owner:	Potter, Mark	
Tax Map No(s):	85.03-1-4.100	
Brief Description:	Site plan and special use permit for 139 special event parking spaces at Finger Lakes Lodge, 3259 CR 10 near SR 5/US 20, in the Town of Hopewell.	

See information at 26-2020.

27 - 2020	Town of Gorham Planning Board	Class: 1 Late Referral
Referral Type:	Site Plan	
Applicant:	Grove, William	
Property Owner:	Potter, Mark	
Tax Map No(s):	85..03-1-5.100	
Brief Description:	Site plan and special use permit for 153 special event parking spaces at 4350 CR 50 near CR 10 in the Town of Hopewell. See site plan for 26-2020, 27-2020, & 28-2020 at 26-2020.	

A single site plan was prepared for CMAC special event parking proposed on 3 sites in the vicinity of SR 5/US 20, CR 50, and CR 10. The parcel at 4360 CR 50 is undeveloped and proposed to accommodate 153 9'x20' parking spaces with 20' drive aisles. Site access will be interconnected with 3259 CR 10 via the Lodge parking and Mavis access point. There will also be an unimproved access point off CR 50. The site plan shows a trash barrel and rope barrier along the east property boundary to prevent access to the adjacent lot at 4360 CR 50.

In 2021, Ontario County will be installing a sidewalk in the ROW along the north side of CR 50 along the front of this property.

Comments

1. Does the parking layout preserve the existing trees along CR 50?

2. What will prevent access to adjacent uses at 3281 CR 10 and 4392 CR 50?
3. The site plan should show a barrier along the CR 50 frontage. The existing drainage ditch will be converted to a piped stormwater system during installation of the sidewalk.

27.1 - 2020	Town of Gorham Planning Board	Class: 1 Late Referral
Referral Type:	Special Use Permit	
Applicant:	Grove, William	
Property Owner:	Potter, Mark	
Tax Map No(s):	85..03-1-5.100	
Brief Description:	Site plan and special use permit for 153 special event parking spaces at 4350 CR 50 near CR 10 in the Town of Hopewell.	

See information at 27-2020.

28 - 2020	Town of Hopewell Planning Board	Class: 1 Late Referral
Referral Type:	Site Plan	
Applicant:	Grove, William	
Property Owner:	Childs, Robert	
Tax Map No(s):	99.00-1-6.000	
Brief Description:	Site plan and special use permit for 47 special event parking spaces at 4335 CR 50 near SR 5/US 20 in the Town of Hopewell. See site plan for 26-2020, 27-2020, & 28-2020 at 26-2020.	

A single site plan was prepared for CMAC special event parking proposed on 3 sites in the vicinity of SR 5/US 20, CR 50, and CR 10. This residential property is proposed to accommodate 47 9'x20' parking spaces with 20' drive aisles. Sixteen spaced are proposed with access from the driveway to the garage and 31 spaces are proposed with access from the driveway to the house. At 90', the spacing of these existing access points is closer than is desirable (125') and the distance to the next access point to the west is only 55'. Both site driveways have acceptable sight distance for exiting vehicles.

A trash barrel and rope barrier is proposed along the northern property boundary.

In 2021, Ontario County will be installed a sidewalk in the ROW on the north side of CR 50 opposite this property.

Comments

1. Ontario County requests placement of a trash barrel and rope barrier in line with the street lights along the CR 50 frontage to SR 5/US 2 to restrict parking in this area and maintain the operation and safety of the CR 50&SR 5/US 20 intersection.
2. Has applicant secured permission from the owners of Cedar Lodge to place a trash barrel barrier along their frontage?
3. Does the parking layout preserve existing site vegetation?

28.1 - 2020	Town of Hopewell Planning Board	Class: 1 Late Referral
Referral Type:	Special Use Permit	
Applicant:	Grove, William	
Property Owner:	Childs, Robert	
Tax Map No(s):	99.00-1-6.000	
Brief Description:	Site plan and special use permit for 47 special event parking spaces at 4335 CR 50 near SR 5/US 20 in the Town of Hopewell.	