

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the: **Coordinated Review Committee Meeting – February 12, 2019 at 3:30pm**
County Planning Board Meeting – February 13, 2019 at 7:00pm

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

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17 - 2019	Town of Richmond Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Richmond	
Brief Description:	Text amendment to add non-commercial recreation uses as allowable uses in the Residential/Agricultural, Residential, and Residential/Recreational Districts of the Town of Richmond. https://www.co.ontario.ny.us/DocumentCenter/View/16973/17-2019-richmond-LL-amendment-200-12_200-13_200-14	

Richmond Town Code Article IV Section 200-12, 200-13, and 200-14 include regulations for Residential/Agricultural, Residential, and Residential/Recreation Districts. Each district is organized as follows:

- A. Intent
- B. Permitted Principal Uses
- C. Permitted Accessory Uses
- D. Special Permit Uses
- E. Additional Provisions and requirements
- F. Area and Lot Sizes

The text amendments propose to add two provisions to each t of the 3 districts: one permitting non-commercial recreation uses, subject to not exceeding noise, traffic, dust, odor, or other impacts normally associated with residential use and another referencing other code requirements regarding site plan approval by the Planning Board and special use permit approval by the Zoning Board of Appeals.

Comments

- How are “non-commercial recreational use” and “land development activity” defined? (Definitions are in amendment to 200-38.1 in referral 20-2019.) Consider instead adding these definitions to 200-7 Definitions.
- Why do amended paragraphs E (6) [or E (8) for Residential/Recreation District] mention site plan review by PB and special use permits by ZBA? Non-commercial recreation uses are not added to subsection C. Special Permit Uses of district regulations and no special use permit provisions for non-commercial recreation uses have been added to Article VI Special Use Permit Requirements. Furthermore, 200-69 indicates that single family residences and accessory uses are not subject to site development plan review. If the Town desires some or all accessory uses to be subject to site development plan review, section 200-69 must be amended as well. Finally referral 18-2019, amendments to 200-67 and 200-68 indicates review of Special Use Permits will become a responsibility of the Planning Board, not the Zoning Board of Appeals.
- It might be clearer to add non-commercial recreational use as a permitted accessory use in 200-12, 13, and 14 C, or to 200-12, 13, and 14 D if the intention is to make them Special Permit uses. In either case, other provisions regarding no impacts greater than those of residential use could still be added to 200-12, 13, and 14 E.

18 - 2019	Town of Richmond Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Richmond	
Brief Description:	Text amendment to update Planning Board and Zoning Board of Appeals powers and duties in the Town of Richmond. https://www.co.ontario.ny.us/DocumentCenter/View/16974/18-2019-Local-Law-Amending-Regs-re-ZBA-and-PB-2	

Existing town code section 200-67 outlines powers and duties of the Board of Appeals. Currently the ZBA hears appeals, variance requests, and special use requests. Section 200-68 outlines powers and duties of the Planning Board and primarily references NYS Town Law.

Comments

- CPB commends Town of Richmond for updating its zoning code to reflect past changes in state law related to criteria for granting area and use variances and relating to decision timeframes included in NYS Town Law.
- Consider replacing existing variance definition with use and area variance definitions from Town Law 267.

3. NYS Town Law allows training hours to be carried over from year to year and it may be helpful to indicate such practice in the local law.
4. Provision regarding recording of attendance are included in both proposed 200-67 C 3 and 200-67 L. Provisions regarding documentation of training are included in both proposal 200-67-C 3 and 200-67 M. Repetitive provisions are also present in 200-68 C 3 and 200-68 I & J. The Town may want to eliminate this repetition to avoid conflicting provisions as a result of future amendments.
5. 200-68 C regarding Planning Board includes language regarding course of action if ZBA chair attendance is of concern. Language regarding planning board chair only should be retained here, and language regarding ZBA chair should be included in 200-67 C
6. Both 200-67 and 200-68 D2 regarding removal from office are missing the term [public hearing] “notice”.
7. Consider removing provisions regarding adoption of rules and regulations for ZBA operation from 200-67 F1a since this is covered by 200-67 F 2 and make meeting schedule information in F1a a new subsection F1c. The Town may also want to require a copy of such rules for ZBA operation to be filed with the Code Officer or Town Clerk.
8. The Town may want to include provision that failure to comply with the conditions of a variance or site plan, special use permit, or subdivision approval constitutes a violation and such violation may constitute the basis for revocation or modification of the approval or permit and/or for imposing penalties or other applicable remedies.
9. 200-68 regarding planning board does not include provisions regarding selection of Chair, calling meetings, adopting and filing of rules and regulations, openness of public hearings and quorum/voting procedures as specified in 200-67 regarding ZBA.
10. The Town may want to include reference to County Planning Board referral requirements for variances, site plans, special use permits, and comprehensive plan in GML 239 m & subdivision plats, in GML 239 n. Existing 200-69 D references required 239-m referral for site plans.

19 - 2019	Town of Richmond Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Richmond	
Brief Description:	Text amendment to require pre-application meeting with CEO and a Planning Board member prior to submission of a sketch layout or preliminary plat submission. https://www.co.ontario.ny.us/DocumentCenter/View/16975/19-2019-Local-Law-Amending-Zoning-re-Site-Plan-Regs-2	

Comments

1. New paragraph B should start with an introductory sentence that all applicants seeking site development plan review shall participate in a pre-application meeting and that at the meeting it shall be discussed whether the applicant should participate in a sketch plan conference with the Planning Board or proceed directly to final site plan.
2. The amendment indicates existing paragraphs B to J are relettered I to Q; the proposed amendment does not include new paragraph I or J. Therefore it seems B to J should be relettered I through O.
3. The Town may want to edit existing paragraph C (new J as drafted) to include information on access connection spacing and bicycle facilities; landscaping of building foundations, parking areas, and street front; and signs.
4. I believe the statutory decision deadline is now 62 days not as in existing paragraph E (new L as drafted) which references 45 days.
5. The Town may want to reference integration with SEQR procedures in 200-69 J (new Q as drafted).
6. Proposed section 200-69 4. C and 200-69 4. F. reference preliminary and final plat submissions not site development plan submissions.

20 - 2019	Town of Richmond Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Richmond	
Brief Description:	Text amendment to add regulations pertaining to non-commercial recreational uses and structures in the Town of Richmond. https://www.co.ontario.ny.us/DocumentCenter/View/16976/20-2019-LL-Amending-Zoning-re-non-commercial-recreational-uses-6-2	

Comments

1. Definitions included in Section 3A are better placed elsewhere in the zoning code. As indicated in Comment 1 on referral 17-2019, definitions for “non-commercial recreation” and “land development activities” should be added to definitions 200-7.
2. As indicated in Comment 2 on referral 17-2019, proposed amendments to Article IV district regulations (see referral 17-2019 above) already addresses allowing non-commercial recreational uses with impacts similar to residential uses as proposed in added section 38.1 B. Staff recommend allowing non-commercial recreational use as a permitted accessory use by listing in 12, 13, and 14 C or if the intention is to make them special permit uses, then listing in 12, 13, and 14 D. Requirements for site development plan review and if desired special use permit approval as outlined in proposed amendment 38.1 A-C then become unnecessary. As outlined in comment 2 at referral 17-2019, applicability of site plan development review in section 200-69 A should be amended if the intention is to require site development plan review for non-commercial recreational uses.
3. The regulations also do not fit well with 200-38 which addresses efforts to preserve and protect agricultural uses in accordance with Ag & Markets Article 25-AA. Consider locating at 200-30.1 since 200-30 deals with accessory buildings and structures.

21 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Benderson Development Company	
Property Owner:	Victor Square Retail LLC	
Representative:	Costich Engineering	
Tax Map No(s):	6.02-2-47.100	
Brief Description:	Site plan to convert fire access at Victor Square to a right-in/right-out access connection and to add fence and 44 land banked parking spaces to the site at 4-20 Commerce Drive off SR 96 in the Town of Victor.	

This site plan referral involves conversion of an emergency access point from SR 96 to Victor Square into a permanent right-in/right-out access, removal of existing trees along the eastern property boundary, designation of an area for 44 land banked parking spaces to the rear of the building, and construction of a 6’ fence along the east side of the lot to the rear of the building and land banked parking. The multi-tenant building is 55,943 SF and has 230 parking spaces, 22 less than that required by existing zoning. Site access is currently provided by a signalized intersection shared with Victor Crossing.

The new access drive will be constructed with angled drives and a splitter island to deter prohibited turning movements. The driveway conversion is supported by a traffic engineer’s letter documenting gaps in traffic based on traffic counts collected on Friday November 30 and Saturday December 1, 2018 to allow the proposed driveway to function.

The plans show replacement landscaping in the 3 relocated parking islands but no additional landscaping along the eastern property boundary that borders single family residential homes down slope on Meadowlark Lane.

Comments

1. NYSDOT does not support conversion of the emergency access to a right-in/right-out configuration due to safety considerations.
2. No information is provided regarding stormwater management of increased runoff from proposed access drive and land banked parking spaces.
3. The site plan does not show existing access connections on the south side of SR 96 necessary to establish compliance with Town of Victor Access Management regulations in Town Code Section 5.0 subsection 4.13 which requires access spacing of 440’ based on a posted speed limit of 45 MPH or as stipulated by the NYSDOT corridor Management Bureau.

22 - 2019	Town of Gorham Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Kruchten, Brad & Dolores	
Representative:	Professional Engineering Group	

Tax Map No(s):	127.07-1-30.00
Brief Description:	Area variances for front, side, and rear setbacks and lot coverage for replacement cottage and shed at 4124 Torrey Beach in the Town of Gorham.

The lot is 4,367 SF including 1,541 SF located to the east of Torrey Beach Road. The existing cottage, shed, sidewalk, deck, break wall, patio, gravel parking area and other impervious surfaces cover 64 percent of the entire lot. The proposed replacement home is a 4 bedroom 2 story building located on the lakefront portion of the lot with a 1,536 SF footprint. Combined with other proposed impervious surfaces the lot would have 47 percent lot coverage and 52 percent lot coverage on the lakefront portion of the lot when 25 percent total lot coverage and 50 percent lakefront property coverage is allowed. The site is served by public sewers.

The proposed replacement home has 5' north and south side setbacks when 15' is required. The proposed structure is 1.2' from the Mean High Water Mark when 30' is required. The relocated shed would be setback 5' from the rear property line when 30' is required and 5' from the side property line when 15' is required.

According to OnCor, approximately the front third of the lot is in Floodplain zone AE. Sixty percent of the lot is gently sloping, while another 19 percent of the site near the lakefront has slopes of 16 to 30 % slope. The dominant site soils are Lima loam with the following soil characteristics:

SOIL DESCRIPTION: Lima loam, 3 to 8 percent slopes			
Farmland Importance: All areas are prime farmland	Soil Symbol:	201B	
Erodibility: High	Hydric Classification: Not Hydric		
Depth to Water Table (cm): 51	Hydrologic Soil Group: C/D	Permeability: Moderately High	

Comments

1. What provisions have been made to control the water quality impacts of the impervious surfaces proposed?
 2. Demolition debris should be salvaged or recycled where possible and any remainder disposed of at a licensed facility.
- OCDPW Comment** The site plan should be reviewed by Canandaigua Lake County Sewer District and a permit may be required.

23 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Wilson, Edward	
Property Owner:	Main Street Stop LLC	
Tax Map No(s):	6.04-1-78.000	
Brief Description:	Site plan to replace existing signage, repaint trim, and add a sign and expanded recyclable storage enclosure at Wal-Mart, 441 Commerce Drive off ST 96 in the Town of Victor.	

This site plan provides for expansion of the bale and pallet storage enclosure, addition of a 65 SF Pick-Up sign, replacement of 2 existing building mounted signs, and repainting of painted portions of the building.

24 - 2019	Town of Farmington Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Creaste a Scape	
Tax Map No(s):	29.00-1-73.110	
Brief Description:	Area variance for a sign 20' high when height of 15' is allowed at Create A Scape, 6162 SR 96 west of SR 332 in the Town of Farmington.	

The Create A Scape property has approximately 160 feet of frontage between an auto repair use and a dollar store. There is an existing pole mounted sign adjacent to the access driveway. The lot frontage is greenspace with the retail building setback approximately 300' from the ROW. Adjacent buildings are setback approximately 100' from the ROW. The applicant is seeking greater visibility for their retail store. The Farmington code allows a ground mounted sign with a maximum total sign area of 64 SF

and a maximum height of 15’ above grade. Such signs must be setback a minimum of 15’ from the ROW. The proposed sign is a 20’ high, 14’ wide brick ground sign with a logo area of 39 SF on each sign face, integrated fire and water components, and surrounding boulders and landscaping.

Comment The referring board should consider the precedent setting impact of their decision and grant the minimum variance necessary to achieve the applicant’s objectives while protecting the character of this key community corridor.

25 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Carroll, Derek	
Property Owner:	McAlpin, Patrick	
Tax Map No(s):	84.00-1-37.100	
Brief Description:	Area variance associated with self storage facility at 3130 CR 10 north of SR 5/US 20 in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/16977/25-2019-County-Road-10-3130-2019-01-18-Sketch-Plan	

Existing storage facility on the site includes 7 buildings with 32,600 SF of storage. The existing use is a pre-existing non-confirming use within the Community Commercial zoning district. The applicant proposes to add 3 buildings with a total of 20,000 SF of additional storage use along the north property line maintaining 300’ separation to the commercial use along CR 10 and a conforming 37’ side setback.

According to ONCOR there are not mapped development constraints related to steep slopes, wetlands, or floodplains in the area proposed for development on the 7.6 acre parcel. The western property boundary abuts the Canandaigua Outlet. Characteristics of dominant soils are as follows:

SOIL INFORMATION		
Soil Type:	Percent of Parcel:	Acres
Palmyra gravelly sandy loam, 3 to 8 percent slopes	36.6%	2.990
Schoharie silty clay loam, 0 to 3 percent slopes	32.1%	2.620
Odessa silt loam, 0 to 3 percent slopes	25.1%	2.050
SOIL DESCRIPTION: Palmyra gravelly sandy loam, 3 to 8 percent slopes		
Farmland Importance: All areas are prime farmland	Soil Symbol:	128B
Erodibility: Medium	Hydric Classification: Not Hydric	
Depth to Water Table (cm): 201	Hydrologic Soil Group: B	Permeability: High
SOIL DESCRIPTION: Schoharie silty clay loam, 0 to 3 percent slopes		
Farmland Importance: All areas are prime farmland	Soil Symbol:	36A
Erodibility: Very High	Hydric Classification: Not Hydric	
Depth to Water Table (cm): 53	Hydrologic Soil Group: C/D	Permeability: Moderately High
SOIL DESCRIPTION: Odessa silt loam, 0 to 3 percent slopes		
Farmland Importance: Prime farmland if drained	Soil Symbol:	35A
Erodibility: Very High	Hydric Classification: Partially Hydric	
Depth to Water Table (cm): 38	Permeability: Moderately Low	

Comments

1. The referring body should review information regarding the size of the proposed additions and the handling of the proposed additional stormwater before deciding on the area variance.

NYSDEC Comments

1. The 100’ wetland buffer and the limit of disturbance should be shown on the site plan. Additionally, best management practices should be used to ensure stormwater flows and discharges to not alter wetland function.
2. The disturbance associated with the new buildings and expansion of the retention area appear to exceed 1 acres of disturbance.

26 - 2019	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Payne, Eldon	
Property Owner:	Cooney, Susan	
Tax Map No(s):	98.0901010.000	
Brief Description:	Site plan and road side area variance for 2 additions to house at 4941 Island Beach Drive off CR 16 near Ferris Hills Drive in the Town of Canandaigua.	

The existing home has a setback of 9’ to 11’ from Island Beach Drive when a 55’ setback is required. One of the proposed additions reduces this setback to 1/8” to 1’3” along most of the house frontage. The subject property is located at the end of Island Beach Drive. The 2nd addition maintains the required 10’ side setback.

According to OnCOR there are not mapped wetlands, floodplains, or steep slopes in the areas of the proposed additions. The area from the house to the lake is in a floodplain. The lake frontage has slopes of 16 to 30%. The area variance documentation does not include information on the size of the proposed additions or plans for accommodating additional stormwater.

OCDPW Comment The site plan should show title block, date, preparer, and utilities including 1st sanitary sewer manhole north of the property and force main that crosses the property.

26.1 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Payne, Eldon	
Property Owner:	Cooney, Susan	
Tax Map No(s):	98.09-1-10.000	
Brief Description:	Site plan and road side area variance for 2 additions to house at 4941 Island Beach Drive off CR 16 near Ferris Hills Drive in the Town of Canandaigua.	

See information at 26-2019.

27 - 2019	Town of Canandaigua Planning Board	Technical Review
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Warner, David	
Tax Map No(s):	97.04-1-6.121	
Brief Description:	Site plan for conservation subdivision with 30 lots on 44 acres on Ashton Place off CR 16 south of Ferris Hills Drive in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/16983/27-2019-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/16978/27-2019-DAGR-2019-01-25-sketch-plan	

Different sketch plans for this 44 acre parcel were reviewed in June 2018 as referral 86-2018 and in December 2018 as referral 204-2018. As in the December 2018 submission, notes on this plan indicates the presence of 9 acres of constrained land including 5 acres of woods and 4 acres of slopes greater than 15% and 35 building lots. This plan does not show the location of the woods or steep slopes. This plan proposes 30 lots off CR 16 and an additional 5 to be accessed off a future road extension connecting to Lacrosse Circle through 97.04-2-100.100 owned by Venezia Group. This sketch plan allocates 22.387 acres for conservation, though stormwater detention appears to be anticipated within the conservation area.

The sketch plan does not show contours and materials submitted do not include any stormwater or erosion control information. Most lots are in the 21,000 SF to 32,000 SF range. The sketch plan does not provide a scale to determine lot widths.

According to OnCOR there are no floodplains or wetlands on the site. Property to the northwest is in an agricultural district. Site soil characteristics are as follows:

- Honeoye loam** 3 to 8 percent slope – 16.69 acres, 8 to 15 percent – 13.32 acres, 15-25 percent 2.5 acres
- Prime Farmland** – areas w/ slopes 3 to 8 %, **Farmland of Statewide importance** - areas w/ slopes of 8 to 15 %, **Not Prime Farmland** - areas with slopes 15 to 25%
- Permeability:** Moderately High **Erodibility:** Medium
- Hydrological Group C** **Not Hydric**
- Lima loam** 3-8 percent slope- 10.33 acres
- Prime Farmland**
- Permeability:** Moderately High **Erodibility:** High
- Hydrological Group C/D** **Not Hydric**
- Ovid silt loam** 0-3 percent slope- 1.2 acres
- Prime Farmland**
- Permeability:** Moderately High **Erodibility:** High
- Hydrological Group C/D** **Not Hydric**

December 2018 Comments from Resident of 4851 Ashton Place

1. The original subdivision plan for this area envisioned 23 additional lots. Are the sewers along Ashton Place sized to accommodate a 35 lot development?
2. There are springs on the property and portions hold standing water. What stormwater management practices will be used to avoid off-site impacts following development of these lots?

February 2019 Comments

1. The plan notes indicate the conservation lands will be held by a HOA, however, such lands appear to be included with lot 15.
2. Two separate easements may be required if some conservation areas are to remain undisturbed and some to accommodate stormwater management.
3. No contours are shown on the sketch plan; however, previous sketch plans indicate there are steep slopes in the area proposed for 5 lots accessed off Lacrosse Circle.
4. It likely this project will continue to discharge stormwater to CR 16 culvert #79; therefore OCDPW will need to review the stormwater management plan and drainage report.
5. The SWPPP and stormwater management plans should be reviewed by Canandaigua Lake Watershed Manager before approval.

February 2019 OCDPW Comment If connection to public sewer is proposed, a sewer district extension will be required and an applicant sponsored flow study may be necessary.

28 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: Exempt
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Carson, Jeff & Laura	
Tax Map No(s):	83.00-2-38.200	
Brief Description:	Area variance for 2nd driveway and new barn at residence at 5610 Buffalo Street Extension in the Town of Canandaigua.	

29 - 2019	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Blazak, Eric & Bree	
Tax Map No(s):	127.05-2-9.000	

Brief Description:	Site plan and lot coverage area variance for demolition and replacement of lake home and shoreline treatment at 4134 CR 16 north of Foster Road in the Town of Canandaigua. Proposed lot coverage is 35.6% when 30% is allowed.
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Comment Demolition debris should be salvaged or recycled when feasible and any remainder disposed at a licensed facility.

OCDPW Comment The department will review the site plan and a highway work permit will be required.

29.1 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Blazak, Eric & Bree	
Tax Map No(s):	127.05-2-9.000	
Brief Description:	Site plan and lot coverage area variance for demolition and replacement of lake home and shoreline treatment at 4134 CR 16 north of Foster Road in the Town of Canandaigua. Proposed lot coverage is 35.6% when 30% is allowed.	

30 - 2019	Town of Farmington Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Guche, Mathew	
Tax Map No(s):	41.16-2-39.100	
Brief Description:	Area variance to allow changeable copy sign at Ontario Antiques Mall 1740 SR 332 in the Town of Farmington.	

31 - 2019	Town of Farmington Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Kibling, Lew	
Representative:	Scheg, Tim	
Tax Map No(s):	29.00-1-20.120	
Brief Description:	Site plan for 2,315 SF addition at back of Aldi's building at 1302 SR 332 southwest of SR 96 in the Town of Farmington.	

The property is zoned General Business and is in the Major Thoroughfare Overlay (MTOD). The stormwater from the existing building and parking area appears to drain to an off-site SWMF to the west by Farmington Gardens. The existing building is 15,117 SF and there are 77 marked parking spaces plus land banked space for an additional 13 spaces. Following the building expansion and related minor reconfiguration of the parking area there will be 80 marked parking space. If additional parking is needed, the applicant would restripe the existing lot to provide 9'x20' spaces and extend the pavement to accommodate 9 of the 13 spaces in the land banked parking area. The existing stormwater pond was designed for 90 parking spaces plus the existing building. The pond to the south of the building will be expanded to accommodate 1,245 SF of additional impervious surface which is net of new building and reduction in area of land banked parking due to re-stripping with narrower spaces.

The existing building has an area variance allowing a 12.5' side setback when 30' is required and the existing building is setback 15.5' from the lot line. The existing access drive is partially off-site. The project will also involve replacing light fixtures and repainting light poles, updating the Aldi's logo on building sign, and relocating a small portion of the geothermal system in front of the store.

According to OnCOR the .4 acre site is not constrained by floodplains, wetlands, or steep slopes and is not in or adjacent to lands in an agricultural district. The site drains to Middle Mud Creek. Dominant soil characteristics are as follows:

Soil Type:	Percent of Parcel:	Acres
Kendaia loam, 0 to 3 percent slopes	62.7%	1.300
Ovid silt loam, 0 to 3 percent slopes	37.3%	0.770

SOIL DESCRIPTION: Kendaia loam, 0 to 3 percent slopes

Farmland Importance: Prime farmland if drained	Soil Symbol: 304A
Erodibility: Medium	Hydric Classification: Partially Hydric
Depth to Water Table (cm): 20	Hydrologic Soil Group: B/D Permeability: Moderately High

SOIL DESCRIPTION: Ovid silt loam, 0 to 3 percent slopes

Farmland Importance: Prime farmland if drained	Soil Symbol: 356A
Erodibility: High	Hydric Classification: Partially Hydric
Depth to Water Table (cm): 36	Hydrologic Soil Group: C/D Permeability: Moderately High

Comment Applicant should identify location for pedestrian connection from rear when Mercier Boulevard is extended to connection with Farmington Market Center.

32 - 2019	Town of Gorham Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Kraft, Richard	
Property Owner:	Glenz, Susan	
Tax Map No(s):	113.07-1-43.000	
Brief Description:	Area variance for north side setback of 8.5', when 15' is required, and increase of lot coverage by .06% to 29.1%, when 25% is allowed, to accommodate replacement of a covered porch with a 14' by 18' house addition at 3696 Nibawauka Beach off SR 364 south of Dewey Cove in the Town of Gorham.	

According to OnCor, the lake frontage is in the floodplain and identified as a potential wetland area in the National Wetland Inventory. Dominant site soil characteristics are as follows:

Lima Loam 3 to 8 percent slope
Prime Farmland
Permeability: Moderately High **Erodibility:** High
Hydrological Group C/D **Not Hydric**

OCDPW Comment This project will require review by the Canandaigua Lake County Sewer District and possibly a highway work permit.

33 - 2019	Town of Gorham Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	OMC DLLC	
Representative:	Gefall, RLA, Evan	
Tax Map No(s):	114.00-1-6.111	
Brief Description:	Special use permit for development of 24 glamping sites on 74 acres at 3792 SR 247 in the Town of Gorham. Sites to be serviced by private water and mobile restroom pending extension of County sewer district.	

The camping/glamping sites will be organized in 3 clusters of 6 tents each with a central gathering area. The platform tents will be constructed on a lumber base 8" off the ground. Use of mobile restroom is authorized until May of 2020. By May 2020, the applicant is required to complete approvals required to install a sewer line approximately 2/3 mile to the north along SR 247 to connect to the private Thomas Estates sewer district in the Town of Hopewell as an out of district user or install a permanent on-site septic system.

Comment The referring board should consider the impact of the sewer extension on adjacent agricultural lands.

34 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Morrell, Scott & Jeff	
Property Owner:	Piper, Glenn	
Representative:	Tiede, Richard	
Tax Map No(s):	15.00-1-69.100	
Brief Description:	Subdivision of 2 lots totaling 41 acres at 860 and 870 High Street across from Victor Central School Campus in the Town of Victor. Lots to accommodate 2 existing homes, 19 additional single family homes, and 20 additional townhouses. https://www.co.ontario.ny.us/DocumentCenter/View/16979/34--2019-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/16980/34-19--C20	

This project was previously the subject of a technical review in November 2018 as referral #179-2018. The development will consist of 2 cul-de-sacs: one for single family homes and one for townhouses. They are intended to be developed in sequence with the water and sewer lines for the townhouses in section 2 extended across the creek and wetland from section 1. Each section will include a stormwater management facility. The combined coverage is 4.1 acres.

According to OnCor, the site is not in an agricultural district or a floodplain. Portions of the site are mapped on the National Wetland Inventory and a wetland delineation was prepared. Ecological communities on the site include lawn, successional northern and southern hardwoods and conifer plantation. The site drains into the Middle Mud Creek watershed through a stream along the boundary of the two parcels. The dominant soil characteristics are as follows:

Schoharie silty clay loam, 3 to 8 %

Prime Farmland

Permeability: moderate high

Erodibility: very high

Hydrological Group C/D

Not Hydric

2018 Comments

1. 860 High Street is traversed by a year round stream, portions of which are also identified as potential wetlands on the National Wetland Inventory.
2. The applicant should indicate how the proposed access connections comply with the Town’s access management regulations given existing area driveway connections.

2018 OCSWCD Comments

1. Area shown as intermittent tributary is a Class C perennial stream with potential Federal Wetlands and would require a wetland delineation for the project site.
2. Confirm stormwater calculations include existing excess surface drainage entering from upslope over High Street.
3. Full stormwater calculations are unavailable and would be required with SWPPP. Retention in stormwater management facility does not seem adequate for development. More information is needed to comment on stormwater and erosion and sediment control plans (specifically WQv and RRv capacity). Woodland classification should be considered “fair” for CN value as predominantly ash forest susceptible to die off from emerald ash borer.

2018 CRC Comments

Sue Davies of 930 High Street expressed concern about existing drainage issues related to increasing coverage on the 130 acre Victor Central School Campus at the outfall of a culvert under High Street and that proposed development not increase storm water issues for homes to the southeast along High Street. Existing homes in the area have septic systems that could be negatively impacted by oversaturated soils resulting from changes in drainage patterns. Ms. Davies also reminded the committee that the downslope area of SR 96, including the sewer lines flooded in a heavy storm several years ago.

2018 CPB Comments

Given proximity to the Victor Central School Campus, the referring body should require the applicant to assess the traffic impacts of the proposed development.

2019 Comments

1. The applicant should indicate how the proposed access connections comply with the Town’s access management regulations given existing area driveway connections.
2. Conservation lands in sections 1 and 2 are shown in a single easement. Will the SF lots be part of the HOA?
3. What measures will be taken to protect the wetland during the crossing associated with waterline and sanitary sewer construction?
4. Consideration should be given to providing access from new road in Section 2 to 870 High Street.
5. SWPPP indicates the areas draining onto properties to the north and south will be reduced from 5.5 acres to .5 acres and from 11 acres to 6.7 acres respectively. Will stormwater quantity and quality also be reduced?
- 6. The SWPPP indicates the cul-de-sacs will be landscaped, however this is not shown on the plans.**
7. SWPPP p. 5 narrative indicates use of riparian buffer, vegetated swales and conservation of natural areas, however, the chart on p. 4 indicates no preservation of buffers along stream/wetland.
8. The SWPPP operation and maintenance plan requires periodic removal of sediment and debris from grass swales and inspection and maintenance of the stormwater management pond. How will such maintenance be ensured in the single family home area? At a minimum, an easement should be provided to the Town of Victor to provide emergency maintenance of SWMF.
9. The existing stream appears to be outside the erosion control fence and the limits of disturbance. The applicant should indicate why the vegetative buffer along the existing stream will not be preserved.
10. The applicant proposes to remove trees from approximately 4,500 SF of land with 16 to 30 percent slope within 10 feet of the existing stream channel at the western end of the single family cul-de-sac proposed in Section 1. Such disturbance has a high potential to negatively impact water quality.
11. Zoning regulation notes on map C2.0 indicate the townhouse lots will have 0’ front, rear, and side setbacks but map C2.2 shows a typical 30’ front setback line to townhouses.
12. One result of the 0’ setback is limited distance between townhouses 204 and 205 and the limits of the utility easement.

2019 OCSWCD Comments

1. Additional indications of wetland protection, including setback, should be indicated on the plans.
2. Winter best management practices should be included.
3. Drainage area 2.1 drains to onsite stream/wetland; no best management practices have been identified to protect this resource.
4. Excess surface drainage entering from upslope over High Street has not been addressed.

35 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Patriot Towers, Inc	
Property Owner:	Pinnacle Towner Inc (Crown Castle)	
Tax Map No(s):	1.02-1-24.000	
Brief Description:	Site plan and special use permit to replace abandoned antenna, cable and mounts, and equipment at existing tower at 90 Baker Road in the Town of Victor and to replace horizontal supports within the lo west 30' of the tower.	

35.1 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Patriot Towers, Inc	
Property Owner:	Pinnacle Towner Inc (Crown Castle)	
Tax Map No(s):	1.02-1-24.000	
Brief Description:	Site plan and special use permit to replace abandoned antenna, cable and mounts, and equipment at existing tower at 90 Baker Road in the Town of Victor and to replace horizontal supports within the lowest 30' of the tower.	

36 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	New Cingular Wirless PCS LLC ATT	
Representative:	Reed, Teresa	
Tax Map No(s):	15.00-2-74.000	
Brief Description:	Special use permit to upgrade equipment including replacing and adding antennas, mounts, and batteries to existing tower at 701 High Street in the Town of Victor.	

A structural analysis was submitted with this referral. The analysis indicates the tower will be adequate to support proposed antenna loads. The analysis recommends this conclusion be re-examined following completion of modifications.

37 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Bank of America	
Property Owner:	West Hollow LLC	
Representative:	Tara Luongo, Mathew Lingam	
Tax Map No(s):	6.00-1-67.000	
Brief Description:	Site plan to add a freestanding Bank of America ATM to the lot at 7651 SR 96 in the Town of Victor. The lot is currently developed with a Panera restaurant.	

This referral involves slight widening of the by-pass lane to split the area into a by-pass lane and an ATM drive, addition of lighting, and removal of site landscaping.

The lighting plan indicates light levels at the source adjacent to the ATM will be 25 to 44 foot-candles, declining to 3 to 5 foot at the southern property boundary and 6.6 to 7.5 foot-candles at grade 30' from the light source near the edge of the existing Panera parking area and 2 to 4.6 foot-candles 50' from the light source at 5' above grade. The plan does not indicate whether the plan takes into consideration cumulative light levels in the Panera parking area taking into consideration existing lighting. Light levels at the southern and western property boundaries are 2 to 4.3 foot-candles.

The Town of Victor code chapter 131-9 B (7) limits light trespass to adjacent commercial property to .75 foot-candles and 131-11 G. limits maximum illumination to 5 foot-candles 20' from the light source. Information consulted on January 31, 2019 at <https://legalbeagle.com/6919576-atm-lighting-level-requirements.html> indicates NYS requires a minimum illumination of 10 foot-candles within 5 feet of the ATM and 2 foot-candles within 50 feet of the ATM both measured at 5' above grade.

Comments

1. Locating the ATM to comply with front and rear setbacks requires removal of existing landscaping and results in a short queuing space for the ATM.
2. Site lighting intensity appears to be higher than necessary and above limit of Town code.
3. If any landscaping is removed to accommodate the ATM, similar plantings should be added elsewhere on the site.

38 - 2019	Village of Manchester Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	LandTech Surveying & Planning	
Property Owner:	Malcho's Manchester Mart Holdings	
Tax Map No(s):	32.10-1-6.110	
Brief Description:	Sign site plan and area variances for new signs for Taco Bells (109 SF), Mark's Pizza (48.1 SF) , and Malcho's convenience store (82.3 SF) when 24 SF each is allowed. Uses located at 70 North Main Street at the southeast corner of SR 96 and SR 21 near the Thruway in the Village of Manchester.	

38.1 - 2019	Village of Manchester Planning Board	Class: AR 1
Referral Type:	Sign Site Plan	
Applicant:	LandTech Surveying & Planning	
Property Owner:	Malcho's Manchester Mart Holdings	
Tax Map No(s):	32.10-1-6.110	
Brief Description:	Sign site plan and area variances for new signs for Taco Bells (109 SF), Mark's Pizza (48.1 SF) , and Malcho's convenience store (82.3 SF) when 24 each SF is allowed. Uses located at 70 North Main Street at the southeast corner of SR 96 and SR 21 near the Thruway in the Village of Manchester.	

39 - 2019	Village of Manchester Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	LI, Simons	
Property Owner:	Box29 Corp.	
Representative:	Marks, Brennon	
Tax Map No(s):	32.17-1-28.200	
Brief Description:	Site plan for re-occupancy by Lavo Labs of a 54,500 SF manufacturing building on 5.7 acres at 7 West Avenue in the Village of Manchester.	

This referral involves re-occupancy of the building formerly occupied by Pacemakers Steel by Lavo Lab Inc. Lavo Labs manufactures soaps, detergents, and rinsing agents used by domestic households and Diesel Emissions Fluid made with purified urea and ionized water. The site is zoned I-1, Restricted Industrial. Adjacent land uses include park use to the north and west, residential use to the east, and the old Manchester Roundhouse site to the south. There is an existing wooded buffer area along the east and south sides of the site. There appears to be no clear demarcation between the gravel access drive along the west site boundary and the access/parking area for the ballfield to the west.

The sewer treatment plant operator has requested that no industrial wastewater be delivered to the sanitary sewer. The applicant has therefore agreed to store and re-use process water.

Comments

1. The local board should review site and park operations and ensure clear use standards are in place to avoid unsafe conditions associated with co-mingling of park user parking and pedestrian circulation with site truck traffic.
2. The Ontario County Railway Corridor Development Plan identifies the desirability of a connection between this site and Merrick Circle in the vicinity of the gravel driveway along the west property boundary and crossing the Niagara Mohawk property. The referring board should request applicant to research existence of a cross access easement in this area.
3. The referring board should review information on site operations and identify any additional screening or buffering required to protect adjacent uses from truck traffic, dumpsters, etc.

40 - 2019	Town of Seneca Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Flint Creek Transport	
Property Owner:	Eastern Gate Management	
Tax Map No(s):	103.00-1-38.110	
Brief Description:	Site plan and area variance for construction of 20,000 SF metal building for use as a truck maintenance facility at the site of Sensing's Landscaping 1516 SR 5 & US 20 and located between Whitney Road and Gates Road in the Town of Seneca.	

The 57 acre site is developed with a 10,700 SF metal building that currently houses operations for a Sensing Landscape Supply and Flint Creek Transport. There is a home to the east of the site and agricultural fields to the west. Since additional indoor space is needed for landscape supply, a new building to the rear of the site is proposed to support the trucking business. The new building will be located in the area of the former mulch operation which has been sold. The new building will have a new wastewater treatment system with pre-treatment tanks. Gas, water, and electric utilities will be extended from the existing building.

The site plan shows replacement of the existing gravel driveway with an asphalt driveway, marking of 27 parking spaces in the asphalt area in front of the existing retail store, and 30 additional parking spaces adjacent to the store along the access drive. The driveway extends north 1,000' feet to the new truck maintenance building which has 41 truck parking spaces and 34 employee parking spaces. The site plan also shows the location of underground water line and electric and communication connections and a new septic system for the proposed building.

The site plan shows buffering along the property boundary of the residential use east of the driveway for the first 300' but not screening of the parking area along the eastside of the driveway near the store. The site plan also shows areas of delineated wetland to the NE and NW of the proposed building. Site lighting is provided in the retail parking area, to the east of the parking along the driveway near the store, and in the northern and eastern truck parking areas.

The project requires an area variance because the C-1 district regulations require a variance for buildings over 5,000 SF.

According to OnCOR, the site is not subject to development constraints related to floodplains or steep slopes. The property is in an agricultural district. There is a large area identified as a potential wetland by the National Wetland Inventory, and the wetland delineation identified 2 small wetland areas.

Comments

1. The truck parking to the east of the proposed building is in the 100' buffer area of the adjacent wetland.
2. Town code section 109.0 C. requires industrial uses to provide 1 parking space per 2 employees and general retail uses to provide 1 per 250 SF of Net Floor area. 109.0 D provides that provision of more than 110 percent of required parking requires a special use permit. It appears the retail building has more than 110% of required parking. The Town code 109 E (2) (e) requires parking areas with 15 or more spaces to include a 200 SF landscaped island for each 9 parking spaces.
3. Town code section 106 A (2) requires commercial uses to landscape 15 percent of the site and industrial uses to landscape 20 percent of the site.
4. Town code section 106.0 D. requires screening with a 10' densely landscaped area for any non-residential use where it abuts an area zoned for or used residentially.
5. The photometric map appears to not account for light spill from the lights along the eastern edge of the parking along the driveway in the vicinity of the store onto the adjacent residential use.
6. The site plans do not provide any information on stormwater management or erosion and sediment control during construction.
7. The site plan should show existing areas of outdoor storage, associated on-site circulation, and site landscaping (for screening, along street front, and around building.)
8. To preserve the visual character of the SR 5/US 20 corridor, the existing outdoor storage along the ROW should be screened from view of passing motorists.
9. The referring body may want to consider the feasibility of future subdivision of the lot and separation of the site utilities in the event the businesses are no longer in common ownership.

40.1 - 2019	Town of Seneca Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Flint Creek Transport	
Property Owner:	Eastern Gate Management	
Tax Map No(s):	103.00-1-38.110	
Brief Description:	Site plan and area variance for construction of 20,000 SF metal building for use as a truck maintenance facility at the site of Sensing's Landscaping 1516 SR 5 & US 20 and located between Whitney Road and Gates Road in the Town of Seneca.	

See information at 40-2019.

41 - 2019	Town of Seneca Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Sweet Acres Creamery	
Property Owner:	Martin, Abram	
Tax Map No(s):	103.00-1-7.111	
Brief Description:	Site plan for 20,000 SF Sweet Acre Creamery at 1116 SR 5/US 20 near lands associated with the Agricultural Experiment Station in the Town of Seneca.	

A dairy cooperative intends to construct a new dairy processing facility across from Geneva Harley and Friendly Ford. The building will have a retail area with parking in the front to sell dairy products and a large production space and loading docks at the rear. Project wastewater will discharge to two 3,000 gallon grease traps to remove fat and whey prior to discharging to the public sewer. The building will be supplied with public water. The stormwater from the building and parking areas will travel through grass swales intended to filter and slow stormwater discharge to the drainage ditch at the north side of 84 Lumber.

The site traffic is projected to include 20 to 30 retail trips and 5 to 10 large truck deliveries/shipments per day. A 20 SF post mounted sign 7' high is proposed in a landscaped area near the proposed driveway.

Adjacent uses in the C-2 Community Commercial district include a health clinic to the west and 84 Lumber to the east.

According to OnCOR, the site is not constrained by floodplains, wetlands, or steep slopes. The site is in an agricultural district. Characteristics of Lima Loam soils are as follows:

Prime Farmland

Permeability: moderately high **Erodibility:** high

Hydrological Group C/D **Not Hydric**

Comments

1. Building orientation and landscaping reduce impact of development on rural character of the road. Placement of the eastern planting cluster will hopefully screen views from the road to the loading docks.
2. The site plan does not indicate the fate of the existing buildings on the site.
3. The referring board should consider the desired location for the site driveway given the location and spacing of existing driveways along both sides of SR 5/US 20. The following table from the Town of Gorham outlines desirable access connection spacing.

Desirable Access Connection Offsets

Posted Speed (mph)	Offset (ft.)
< 35	125
35 to 40	450
> 40	660

OCSWCD Comments

1. As the site is a former farm field, tile drainage necessary for proper drainage of other properties may be present on-site. The site plan should identify such existing infrastructure and note that any damage or disturbance of existing subsurface drainage infrastructure should be repaired and that this infrastructure should be maintained.
2. Soils are listed as hydrologic soil group B in the HydroCAD report and group D on page 5 of the SWPPP. The municipal engineer should review design calculations for stormwater.
3. The grading/erosion and sediment control plan should indicate best management practices such as protective silt fence around the topsoil stockpile.
4. The site plan should clearly show where roof run-off is directed.

42 - 2019	Town of West Bloomfield Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Primax Properties LLC	
Property Owner:	Fanelli, Wayne	
Representative:	Bohler Engineering	
Tax Map No(s):	65.09-1-4.1	
Brief Description:	Site plan and special use permit for 9,100 SF Dollar General store and associated parking, septic, and stormwater management at 9212 SR 5/US 20 east of Olmstead Road in the Town of West Bloomfield. https://www.co.ontario.ny.us/DocumentCenter/View/16984/42-2019-04-Site	

The site is on the north side of SR 5/US 20 east of Olmsted Road and bordering the Bloomdale Mobile Home Park to the east and north. The site is zoned General Mixed Use. The MU district permits residential uses as of right, a wide range of commercial uses subject to site plan review zoning, and a long list of additional special permit uses including automotive uses, drive-throughs, and retail sales and services if over 3,000 SF.

There are existing drainage ditches along the road frontage, on the site, and on the adjacent site along the north property line. The site plan shows the orientation of the building perpendicular to the road, location of the septic system in front of the building, drainage swales to the east and west of the building and a stormwater management area to the northwest, 32 parking spaces in front of and to the west of the building, delivery and trash enclosure to the rear of the building, and landscaping along the east side of the building. The site plan also shows a privacy fence along the east and north property line and an 8'tall and 10' wide ground mounted sign in the front yard.

The building façade includes some elements likely intended to help the building fit with the rural character of the corridor such as a false roof gable; awnings and fake doors to make the building appear to be two stories; and changes in materials, colors and wall height to break up the building massing.

According to OnCOR, there are not mapped development constraints related to floodplains, wetlands, agricultural districts or steep slopes on the site. Dominant soil is Schoharie silty clay with the following soil characteristics:

Prime Farmland

Permeability: moderately high **Erodibility:** very high
Hydrological Group C/D **Not Hydric**

Comments

1. 15' entry and exit lanes are likely wider than required to accommodate site traffic.
2. Side and rear parking instead of front parking provides a more attractive streetscape. Clustered vegetation including trees, shrubs, and ground cover resembling natural rural site conditions should be used to screen parking. The 2006 Routes 5and 20 Corridor Design Guidelines recommends one tree per 30 feet of road frontage.
3. The applicant should consult with the owner of the adjacent mobile home park regarding preferred pedestrian access to the site. Such access may involve a break in the fence, stone dust trail, and a bridge or piped section of drainage swale.
4. The referring body may want to explore the potential to reserve the opportunity for a rear access driveway to this parcel and other properties to the west from Olmstead Road and/or to provide cross access to the adjacent parcel to the west if the residence is re-developed as a commercial use.
5. The 2004 Route 5 & 20 Corridor Study encouraged planting of trees, shrubs, and decorative fences as close to the ROW as allowed by NYSDOT to slow vehicle speeds on SR 5/US 20. This is especially important in light of likely pedestrian traffic across SR 5/US 20 from the mobile home park west of Olmstead Road.
6. The referring body should ask for details on façade materials. As outlined in the 2006 Corridor Design Guidelines, natural wood and stone are preferable to vinyl and masonry, transparent windows should cover 35% of the façade, and any rooftop or ground level mechanical equipment should be screened from view.
7. The site plan does not acknowledge demolition of the existing building on the site or preservation of any natural vegetation.

8. Demolition debris should be reclaimed or recycled where feasible with the remainder disposed of in a licensed disposal facility.
9. The site plan does not show foundation landscaping along the front of the building or on the parking side of the building.
10. The referred information does not include drainage calculations documenting that the stormwater system maintains existing quality and quantity of stormwater exiting the site and that the capacity of the drainage ditch is sufficient to accommodate site stormwater discharges.
11. The site plan does not show electric connection; such connection should be underground.
12. While the Town code allows 50 SF of signage per lot, the maximum allowable size of a ground mounted sign is 25 SF per side and the maximum height is 4' above ground level.

42.1 - 2019	Town of West Bloomfield Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Primax Properties LLC	
Property Owner:	Fanelli, Wayne	
Representative:	Bohler Engineering	
Tax Map No(s):	65.9-1-4.1	
Brief Description:	Site plan and special use permit for 9,100 SF Dollar General store and associated parking, septic, and stormwater management at 9212 SR 5/US 20 east of Olmstead Road in the Town of West Bloomfield.	

See information at 42-2019.

43 - 2019	Town of South Bristol Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Susan Kitchen, Trustee	
Property Owner:	Briggs, Joseph and Nancy	
Representative:	Grove, Williame	
Tax Map No(s):	185.17-2-6.000	
Brief Description:	Site plan for tear down and rebuilding of home damaged by fire at 6529 Longs Point Road off Stemple Hill Road in the Town of South Bristol.	

The new house is proposed to be constructed within the footprint of the destroyed home with 24 % lot coverage when 20% is allowed, a 7.3' front setback when 25' is required. The side setbacks will remain at 21' and 41' feet though 10' is allowed. There is a site note regarding removal of at least one shoreline tree.

According to OnCOR, the entire site and land further west across Longs Point Drive is in the floodplain. Soils are Guyanoga Channery silty clay loam, 5 % slope with the following characteristics:

Prime Farmland

Permeability: high **Erodibility:** medium
Hydrological Group B **Not Hydric**

Comments

1. The site plan does not provide the quantity of fill proposed. The referring body should require applicant to minimize fill in the floodplain as any fill reduces flood storage capacity and increases chances of flooding elsewhere.
2. Roof drains that daylight in close proximity to lake do not provide for filtration of stormwater. Consider daylighting to bioretention trenches on northwest side of house that drain to grass swales and then to Lake.
3. Existing vegetation should be retained as much as possible including existing tree at northeast corner of the house designated for removal.
4. Demolition debris should be salvaged or recycled when possible and any remainder disposed at a licensed facility.
5. Involving ZBA in special use permit review requires a high degree of communication and cooperation with the PB and may lengthen project approval times.

OCDPW Comment The existing septic system is substandard. Due to the lot configuration, an on-site system cannot be located 100' from the lake as required by existing regulations. NYSDOH has agreed to allow a replacement house with a holding tank system.

44 - 2019	Town of South Bristol Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Harter, PE, Scott	
Property Owner:	Sierra Kilo India LLC	
Tax Map No(s):	183.00-1-25.110	
Brief Description:	Site plan and special use permit for demolition of Ski Valley Lodge and construction of a private residence at 6586 CR 33 in the Town of South Bristol.	

This referral involves the demolition of the former Ski Valley lodge building, construction of a home and boulder retaining wall upslope to the south of the lodge site, and installation of a new septic system to the north of the lodge site. The site is zoned C-1 Light Commercial and therefore a single family home requires a special use permit. Site disturbance will be limited to less than 1 acre of the 118 acre site. The site plan also shows tree planting in the footprint of the former lodge and to the south of the proposed house.

According to OnCOR much of the site is steeply sloped. There are not mapped floodplains or NYSDEC wetlands. The NWI in the identified a potential wetland area near the pond and this has been confirmed as a federal wetland. The site is not in an agricultural district. Soils in the vicinity of the home site are Valois gravelly loam with 15 to 25 percent slopes and the following soil characteristics:

Not Prime Farmland
Permeability: high **Erodibility** medium
Hydrological Group B **Not Hydric**

Comments

1. Demolition debris should be reclaimed or recycled where feasible with the remainder disposed of in a licensed disposal facility.
2. Does the applicant or the municipality want to change site zoning?
3. Requiring applicants to go before the ZBA for special use permits and the PB for site plan review requires a high degree of communication and coordination between the two boards and has the additional result of extending the development approval process.

44.1 - 2019	Town of South Bristol Zoning Board of Appeals	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Harter, PE, Scott	
Property Owner:	Sierra Kilo India LLC	
Tax Map No(s):	183.00-1-25.110	
Brief Description:	Site plan and special use permit for demolition of Ski Valley Lodge and construction of a private residence at 6586 CR 33 in the Town of South Bristol.	

See information at 44.1-2019.

45 - 2019	Town of West Bloomfield Planning Board	Class: 1
Referral Type:	Major Subdivision	
Applicant:	Tenny, Thomas	
Representative:	Thornton, Glenn	
Tax Map No(s):	50.00-1-84.110	
Brief Description:	Subdivision of 53 acre lot into three 30,000- 38,000 SF building lots and three 1-2 acre future building lots on a dedicated cul-de-sac off SR 65 near the cemetery and a 45 acres remainder parcel with potential access off Hickory Lane in the Town of West Bloomfield. https://www.co.ontario.ny.us/DocumentCenter/View/16981/45-2018-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/16982/45-2019-tenny-revised-dwgs-1-29-19	

The application was previously subject to Administrative Review as a 3 lot subdivision with 3 potential future lots in October 2018 as referral 168-2018. The current referral indicates the local board considers the approval a major subdivision subject to Board review. In spite of the unchanged plan date of August 2018, the subdivision and site plan now shows grading, drainage, and erosion and

sediment control features and notes. The subdivision plan shows a cul-de-sac instead of a hammer head turn around and shows design of a stormwater management pond located northeast of the cul-de-sac.

According to OnCOR, the site is not subject to development constraints related to steep slopes, wetlands, or floodplains and the property is not in an agricultural district.

October 2018 Comments

1. The site and subdivision plans list the parcel as 50.00-1-43.121, but OnCor identifies the parcel as 50.00-1-84.110.
2. The applicant should engage in whole parcel planning, especially showing a plan for access to remaining undeveloped land. Plan might include obtaining additional land at the driveway off Hickory Lane to provide a secondary emergency or road access.
3. The subdivision plan does not document acceptable sight distances for vehicles exiting the proposed dedicated road. The applicant and referring agency should consult with the NYSDOT and ensure that the sight distances for the proposed driveway comply with standards established by the American Association of State Highway and Transportation Officials (AASHTO).
4. The Town is concerned that project stormwater calculations have not accounted for existing sheet flow drainage from the adjacent cemetery.
5. The applicant should clarify what stormwater management facilities will be installed as part of Phase 1 (drainage swale extending into phase 2 area?), who will be responsible for long term maintenance of such facilities, and the associated area of disturbance and necessary erosion and sediment control measures.
6. Soil erosion and sedimentation control note 4. should be edited to state "all disturbed areas shall be stabilized before removal of sediment control structures.
7. Consider whether the silt fence in the northeast corner is sufficient to control construction erosion and sediment at the end of the drainage swale indicated.
8. The former Canandaigua & Niagara Falls Railroad Company ROW has been identified by the Town of Canandaigua as a desirable trail linkage from Canandaigua through the Town and Village of Bloomfield and on through the hamlet of Ionia in West Bloomfield and to Honeoye Falls in the Town of Mendon, Monroe County. Most of the former ROW is in the private ownership of adjacent landowners which would significantly hamper such efforts.
9. The referring agency is also encouraged to ensure that any required soil percolation tests are completed and considered during subdivision review.
10. The applicant and referring agency are also strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and placement of on-site septic.
11. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

2019 Comments

Items 1 and 6 from previous comments have been addressed. Other comments remain relevant.

2019 OCSWCD Comments

1. Area of soil stockpiles not indicated. Please location away from on-site wastewater treatment system footprint and show on site plan.
2. As this location is vacant farm field, there may be on-site tile drainage necessary for continued cultivation of adjacent properties. Such subsurface infrastructure should be noted on site plan and maintained. Any damage to such infrastructure during site development should be repaired.