

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the:

Coordinated Review Committee Meeting – March 10, 2020 at 3:30pm**County Planning Board Meeting – March 11 at 7:00pm**

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

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29 - 2020	Town of Victor Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Woodstone Custom Homes	
Tax Map No(s):	14.00-1-58.100	
Brief Description:	Technical review of a proposed clustered subdivision of 53 homes on 162 acres east and west of Willis Hill Road north of Modock Road in the Town of Victor. Subdivision is further proposed to receive transfer of development rights for 35 additional lots from Blumont Stables property south of CR 41 at East Victor Road. https://www.co.ontario.ny.us/DocumentCenter/View/22663/29-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22664/29-2020-Subdivision-Overall-Layout-Plan https://www.co.ontario.ny.us/DocumentCenter/View/22665/29-2020-Incentive-Overall-Layout-Plan	

The development site includes 161 total acres with 55 acres located east of Willis Hill Road and 106 acres located to the west. The portion of the property west of Willis Hill Road includes frontage on Strong Road. The property is zoned R-2 and subject to residential overlay A. The allowable development density is .33 homes/acre with a minimum lot size of 25,000 SF or a clustered lot size of 17,299 SF. The proposed cluster development would preserve 95.8 acres or 59 % of the development site.

The clustered subdivision includes 24 lots on 55 acres east of Willis Hill Road. These lots are mostly .5 to 1 acres in size although there are 7 lots of 1 to 4 acre and 1 lot with 27 acres, including 23 of the 27 acres proposed for conservation easement in this area. Three of the midsize lots on the end of the cul-de-sac also include conservation land. The 3 largest lots are flag lots with narrow frontage on proposed Road A.

The clustered subdivision includes 29 lots on 106 acres west of Willis Hill Road with 68 acres proposed for conservation easements. The 29 lots would include an existing residence on a 34 acre parcel. The conservation easement would include 18 acres on this lot. The clustered subdivision includes 3 new 7 to 12 acre lots along Strong Road and a cul-de-sac (Road B) off Willis Hill Road north of proposed Road A with 25 lots ranging in size from .4 to 4 acres depending on the extent of conservation easement lands on the lot. Typical lots include 15,000 SF outside the conservation easement.

If the transfer of development rights is approved, the section west of Willis Hill Road would include 64 lots along Road B which would extend through to Strong Road, and Road C (a cul-de-sac off Road B). The conservation easement would be reduced from 50 acres to 47 acres.

Each proposed section includes a small area designed for stormwater management within a private lot along Willis Hill Road near the proposed road A and B connection. The conceptual drainage plan indicates the 6.2 acres of development area along Strong Road, 15.7 acres of development area along Road B west of Willis Hill Road and 27 acres of development area along Road A east of Willis Hill Road.

Comments

1. The concept plan should show the location of the development areas on the existing conditions/existing topography plan sheet to determine the suitability of proposed roads, lots, and conservation areas and the impact of potential removal of trees at the edge of the existing tree line and outside the conservation area.
2. The concept plans should include a scale and provide access connection spacing distances along Strong Road and along Willis Hill Road including spacing of existing residential driveways north and south of the property and between Murdock Road, Road A, Road B, a driveway to lot 21.
3. The referring body may want to identify access location(s) for any future development of the Turner Subdivision and possibly seek alignment with the driveway to Lot 21.
4. Will the 3 western most lots off the cul-de-sac (Road B) west of Willis Hill Road drain to the proposed SWMF at Willis Hill Road or continue to sheet flow to the west?
5. What is the approximate size of the two small areas identified for SWMF? These facilities are shown located on private lots: how will access and maintenance costs be handled?

6. Many of the lots west of Willis Hill have only small areas (-+ 15,000 SF) outside the conservation area. Is this area sufficient?
7. How will these homes be connected to the Town of Victor parks and trails system?
8. There appear to be utility infrastructure proposed in the conservation easement areas including drainage facilities in the conservation area east of Willis Hill Road and a water line from Strong Road to the Road B cul-de-sac west of Willis Hill Road. What impact do these development activities have on the value of such conservation lands?
9. Will there be any shared or public access to conservation lands? Are any trails proposed in the conservation areas? Will trails be developed along areas disturbed for infrastructure improvements in the conservation areas?
10. Will drainage from this development impact on drainage to the gully on the Turner property?

OCSWCD Comments

No SWPPP provided at this stage; will need to review proposed SWMF to determine capacity as site plan has limited footprint for storage in relation to drainage area/development areas.

30 - 2020	Town of Richmond Town Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Town of Richmond	
Brief Description:	Repeal of existing Mobile Home Parks chapter and replacement with new Manufactured Home Park regulations in the Town of Richmond. https://www.co.ontario.ny.us/DocumentCenter/View/22684/30-2020-Local-Law_Chapter200-40-2-11-2020-2	

The proposed amendment to the Town of Richmond Zoning Code requires a minimum of 10 acres for a Manufactured Home Park, 7,200 SF lots plus 1,000 SF of open space, 600 SF minimum unit size, maximum of one 196 SF accessory building, minimum of 2 dedicated parking spaces plus guest spaces, minimum 60' lot width and front, side and rear setbacks to interior roads and external park boundaries. The regulations also outline development standards for individual lots.

Comments

1. Manufactured home parks are not a permitted or specially permitted in any zoning district in the Town of Richmond. The Town Board must decide whether to amend district regulations or to draft a mapped or floating Manufactured Home Park District. In 2018 the Village of Shortsville adopted a revised zoning code with a Mobile Home Park District allowing new parks only by special use permit, outlining regulations for individual homes and parks and their applicability to existing and new parks. The Planning Board is responsible for site plan and special use permit review of Mobile Home Parks. The draft code submitted for CPB review is available [here](#). Please check with the Shortsville village clerk regarding whether any changes were made prior to adoption.
2. The Town Board should consider whether it is desirable for the Town Board, Planning Board and Zoning Board of Appeals to all be involved in review and approval of Manufactured Home Park development or expansion.
3. The Chapter as drafted references an application procedure for development or expansion of a Manufactured Home Park and site plan review (C24) as well as both requirements for a special use permit (2 year) and license (1 year). These provisions are redundant and/or conflicting. Also any license or transfer fees should be in the consolidated Town fee schedule for ease of amending.
4. The referring body may want to reconsider appropriate interior road and driveway development standards (C 11) to provide safe movement of vehicles, bikes, and pedestrian while minimizing stormwater run-off.
5. If fuel tanks used for heating are installed underground, consider whether the park owner should be responsible for repair and maintenance, while tenants are responsible for purchase of fuel oil.
6. Since the "lots" in a Manufactured Home Park on not subdivided lots, they cannot be individually sold. The referring body should ensure any required shared infrastructure is on the same parcel as the lots/units it serves to prevent sale of a portion of the park rather than the provisions of J regarding sale of portion of lot invalidating permit.

7. Additional comments regarding repetitive language that should be consolidated, provisions to be clarified, and other editorial comments have been provided directly to the referring agent.
8. The term manufactured home lot, pad, and are defined but not used.

31 - 2020	Town of East Bloomfield Town Board	Class: 2
Referral Type:	Comprehensive Plan	
Applicant:	Town of East Bloomfield	
Brief Description :	Comprehensive Plan for the Town of East Bloomfield including the village of Bloomfield. https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Ascds%3AUS%3Ab35bb58f-eb28-4da3-ab71-dabdb7c6f08	

OCPD staff review comments to be provided at CPB meeting.

32 - 2020	Town of Gorham Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Proctor Enterprises	
Representative:	Shelley, Frederick	
Tax Map No(s):	144,10-1-40.100	
Brief Description:	Site plan for proposed retail service business and private motor vehicle service garage at 2630 Main Street adjacent to Flint Creek in the Town of Gorham https://www.co.ontario.ny.us/DocumentCenter/View/22666/32-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22667/32-2020-Site-Plan	

The 3.97 acre site is currently used in conjunction with a roofing business. The use does not have a special use permit and no outdoor storage of materials or equipment is allowed. The site includes a vehicle repair facility for the roofing company fleet vehicles. The property is located partially in the Hamlet Commercial district and partially in the Hamlet Residential district. The existing brick building and existing parking are in the Hamlet Commercial district. The proposed parking area and the shed are on land partially in each district. -

The existing parking area will be stripped to provide 17 parking spaces including an accessible space adjacent to the brick building. This area will also accommodate a concrete pad and 10'x20' dumpster enclosure. The new parking to the north and west of the shed will include an additional 17 parking space. The proposed snow storage area is adjacent to Flint Creek. The site plan is unclear whether some portion of the site are changing from gravel to asphalt. The proposed parking is in excess of parking required based on the site of the building, but the CEO indicates the parking is needed for business operations.

No changes are proposed to drainage flows on developed portion of the site. The site plan indicates a 100' long drainage swale to accommodate 2.5' of water and reduce post development run-off to predevelopment rates. This swale is also expected to meet sediment, erosion control and runoff attenuation. No green infrastructure or landscaping is indicated on the site plan.

The submitted materials also include a photo of 3 existing signs on the property. Town code allows 2 signs with a total of 75 SF of sign face. Total existing sign area is less than 75 SF. The double sided sign at the front of the building is 3 feet

from ROW when min 10’ required. The building mounted sign to the rear of the building appears to be for a business that is not currently operation on the site.

According to OnCor, the northern portion of the lot is in the Flint Creek Floodplain.

The EAF indicates disturbance of .4 acres though the drainage report only calculates increased stormwater discharge for .26 acres. The EAF identifies adjacent Flint Creek as class A stream and that stormwater will flow to adjacent properties. The EAF also identified the site as adjacent to the Ford Garage Environmental Cleanup site B00153 at 2624 Main Street (owned by the Town of Gorham) with a classification of C- remediation complete.

Comments

1. Is parking an allowed use in the Hamlet Residential district?
2. Does the proposed parking in the Hamlet Residential districts exceed allowable 30 percent impervious coverage for this portion of the site?
3. Is any landscaping or buffering required to screen the parking area or protect the water quality of Flint Creek?

OCSWCD Comments

Proposed grass spillway on north eastern portion of lot has potential to overwhelm current low area and negatively affect neighboring properties. Additional retention may be required in area. Maintenance of area would be critical.

33 - 2020	Town of Farmington Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	DiMartino, Mark	
Tax Map No(s):	29.65-1-2.000	
Brief Description:	Area variance for two additional building signs with 143 SF of sign face on north and south ends of building when only the 64 SF internally illuminated sign on east facade of the dentist office at 137 5 Hathaway Drive in the Town of Farmington is allowed.	

The 1.97 acre site has been developed as dentist office.

The applicant is seeking an area variance to exceed the maximum number of signs. Two building mounted signs with 143.58 SF of sign face are proposed for mounting on the north and south facades. The additional 64 SF illuminated sign on the east building face is intended to provide “visibility in spite of trees within NYS owned, environmentally protect strip of land.” The Applicant state they are the only business on Hathaway Drive without” direct unobstructed view from SR 332.

34 - 2020	Town of Farmington Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Madeline Allen, Dan Bieck	
Representative:	DH Lewis Engineering PLLC	
Tax Map No(s):	10.00-1-32.100	
Brief Description:	Technical review of exempt site plan for 4,500 SF home/garage east of Yellow Mills Road north of Fox Road in the Town of Farmington.	

This 11.8 acre lot was created in the northwest corner of the parent parcel. The subdivision map indicates the created lot is not an approved building lot. Typically in Farmington that means no documentation of suitability of soils for on-site wastewater treatment system was required at the time of lot subdivision. No such documentation, nor proposed house or driveway location is provided with the referral.

OWSWCD Comments

1. No setback and lack of stormwater best management practices on driveway means neighbor most likely will experience increased concentrated flows onto property.
2. DOH recommends 100% future expansion rather than 50%.
3. Leach line proposed is adequate for 3 bedrooms; given poor soil conditions, additional leach line would be desirable.
4. Engineer used 110 gal/per day per person. Perc rate is 37 min/inch which is marginal – probably 130 gal/per person would be more appropriate

35 - 2020	Town of Farmington Planning Board	Class: AR 1
Referral Type:	Subdivision	
Applicant:	Johnson, Earl	
Tax Map No(s):	19.00-1-8.120	
Brief Description:	Subdivision of 13.6 acre lot at 4650 Rushmore Road west of Yellow Mills Road in the Town of Farmington into 2 lots of 4.3 and 5.3 acres and combining of land locked 4.2 acre remainder parcel with lot to the west.	

The applicant owns three large lots along Rushmore Road in this area. He recently completed a lot line adjustment to combine 4.3 acres from the rear portion of the subject lot to the frontage lot to the west. The current subdivision involves creating a new 4.3 acre lot along the road frontage. No percolation testing has been completed on this lot and the subdivision shows it as not an approved building lot. Following this subdivision, the parent parcel would be 5.3 acres with 150’ of road frontage and the new lot would have over 400’ of road frontage.

Comments

1. The referring agency and applicant are encouraged to find ways to minimize the number of curb cuts by sharing driveways or providing cross access between the parcels.
2. The referring agency is also encouraged to ensure that any required soil percolation tests are completed and considered during subdivision review.
3. 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.
4. 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.
5. According to OnCor, the acreage of the existing parent lot is 13.57 acres. The subdivision indicates 4.3 acres combined with adjacent lot, 5.3 acres associated with existing house to be sold, and 4.3 acres in a new frontage lot. This totals 13.9 acres.

36 - 2020	Town of South Bristol Town Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Sciremammono, Frank	
Property Owner:	Ayers Funding LLC	
Representative:	Champion, Ashley	
Tax Map No(s):	168.12-1-1.001 to 168.12-1-1.0	
Brief Description:	Technical review of FEIS for Everwilde Inn and Spa on 20 lots between Bristol Harbour Golf Course and Canandaigua Lake including 4 lots on Seneca Point Road and 16 lots along Storm Haven in the Town of South Bristol.	

The Everwilde project has been undergoing environmental review since 2015. The action before the South Bristol Town Board is the rezoning of 25 acres of the 47 acres project site from R-3 to PD and development with a 95,000 SF Inn and Spa with 50 rooms, a 25 seat café, 75 seat restaurants, two banquet rooms accommodating a total of 300 guest, 10 boat docks accessible via a 12’ paved

path and a tram, waterside restroom and food and beverage service, 273 parking spaces, and connection to the water supply and wastewater treatment system serving Bristol Harbor, which is not owned by the applicant. If the rezoning is approved, the applicant could proceed with a site plan application. Both the rezoning and any future site plan application require referral to County Planning when the application is complete.

Given the complexity of the project, it is desirable to have County input on the currently proposed project at the earliest opportunity rather than waiting till formal applications are complete. Therefore, the South Bristol Town Board has referred the recently filed Final Environmental Impact Statement (FEIS) summarizing responses to comments received during the EIS for Technical Review. At this point in the environmental review process, technical review comments are intended to assist the Town Board and Planning Board in drafting their Statements of Finding which is a weighing of potential adverse environmental impacts and likely socio-economic benefits of the project and identifying project conditions necessary to minimize environmental impacts.

It is anticipated that the Town Board will formally refer the Everwilde re-zoning application to County Planning Board after the Town Board’s public hearing on the re-zoning request and receipt of the South Bristol Planning Board’s report on the revised project in this summer.

At this time, OCPD staff are reviewing submitted materials and seeking input from CPB review agencies, especially Canandaigua Lake Watershed Council. We anticipate comments regarding sufficiency of documentation regarding feasibility of connection to Bristol Harbor water supply and wastewater disposal facilities and compliance of docking alternatives with the Uniform Docks and Moorings Law (UDML) will be included in the draft and/or final CPB March minutes.

37 - 2020	Village of Clifton Springs Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	FLACRA	
Representative:	TAB Design Architects	
Tax Map No(s):	34.13-1-003	
Brief Description:	Site plan for construction of administrative office space and 625 SF Opioid Crisis Center in a 10,643 SF new building on 2.3 acre lot at 71 Kendall Street in the Village of Clifton Springs. https://www.co.ontario.ny.us/DocumentCenter/View/22668/37-2020-Site-Plan	

The site currently accommodates a 5,000 SF medical office building. The total project area includes 1.3 acres – the existing building and parking to be renovated/repaved, the proposed building, and 50 new parking spaces. The new building and parking will account for .97 acres of the 1.3 acre disturbance on the 2.3 acre site. The future building coverage will be 15.7 percent and impervious surface coverage will be 57 percent.

The site plan shows a retention pond south of the proposed building. The stormwater management report indicates a slight increase in run off for 1 year to 25 year storms and a decrease in site stormwater discharge for the 100 year storm as the infiltration basin has been sized to infiltrate all run-off from new impervious surfaces except a small area near the road frontage. The report recommends annual clean out of the stormwater basin rather than the more typical recommendation for clean out when 50 percent full of sediment.

The landscaping plan identifies preservation of several trees in the eastern undisturbed portion of the site. It also shows existing trees between the 2 buildings in the area of the proposed stormwater facility.

The lighting plan indicates appropriate .5 foot-candle light levels at the edge of the parking area. Adjacent land uses are office and commercial uses.

Comments

1. The site plan does not indicate any landscaping around the new building, to the north of new parking area, or along the streetscape,
2. CR 25 extends to SR 96 and the northern village line. Kendall Street is a village street.
3. Does the site plan include interior curbing/wheel stops to protect building and landscaping as required in Article 51 Off-Street Parking, Loading, and Access 120-51.3 C.4?
4. Does the site plan identify pedestrian circulation routes from parking areas and the public sidewalk to building entrances as required in 120-51.3 C 8?
5. The referring body may want additional site landscaping and detail on the size and location of trees to be preserved and removed.

38 - 2020	Town of Richmond Zoning Board of Appeals	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Thompson, Pete	
Property Owner:	BK Ward Enterprises	
Tax Map No(s):	121.00-1-34.00	
Brief Description:	Special use permit for use of 1,700 SF of existing building at the northwest corner of CR 15/CR 37 in the Town of Richmond with an address of 8982 CR 15. https://www.co.ontario.ny.us/DocumentCenter/View/22669/38-2020-Aerial	

The proposed use would be repair of motorcycles and 4 wheelers.

No site modifications are proposed and no site plan is provided. According to OnCor, the existing 5,000 SF building the shop will partially occupy is located the building located furthest from the intersection. The 10 acre lot is bisected by a floodplain to the north of Honeoye Creek where it runs east-west through the northern portion of the site. The assessment information identifies the site as a junk yard. The 2018 aerial photograph does not show much evidence of such use, though there appears to be miscellaneous debris to clean up on the rear portion of lot. Other existing site features include a fence along the CR 37 frontage north of the existing building and a second older 2,200 SF building facing the intersection.

The site currently has no defined driveways or frontage landscaping and the buildings are located 25 to 35 feet from the road ROW.

Adjacent land uses include 2 single family homes to the north along CR 37 and to the east of CR 37; other adjacent lands are owned by the State of NY and coded as parkland.

Comments

The referring board may want to see placement of planters or other attractive barrier that does not interfere with sight distances to define a 20' to 30' wide access from CR 15. Such access should be located as far west of the intersection as practical. At 45 mph, desirable intersection/access spacing is 440'.

39 - 2020	Town of Richmond Zoning Board of Appeals	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Miceli, Tom	
Property Owner:	Mill Creek Holdings	
Tax Map No(s):	136.00-1-70.110	

Brief Description:	Special use permit for operation of a bakery/deli in former office space at 8608 Main Street in the Town of Richmond. https://www.co.ontario.ny.us/DocumentCenter/View/22670/39-2020-Aerial
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The existing building is 1,868 SF. The .48 acre site shares access with the Honeoye Business Park. Adjacent land uses include a gas station to the east, a small retail use and a funeral home to west and manufacturing use further west and to north. To the south across SR 20A are additional manufacturing uses.

40 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	BTY Holdings, LLC	
Tax Map No(s):	84.00-1-17.100	
Brief Description:	Site plan, area variance, and special use permit for mini storage facility at 2970 CR 10 north of CR 46 in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/22671/40-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22672/40-2020-Grading-Plan	

The applicant proposes to building twelve 4,500 SF storage buildings and to commercially store boats and boat accessories outdoors. The variance is required because the proposed front setback is 61’ when 75’ required. The special use permit is required for the outdoor storage. All such storage areas must be enclosed/screened from street or residential district. The applicant indicates up to 106,000 SF may be used for outdoor storage prior to site build out. No details are provided regarding screening of such storage areas from CR 10. The variance adjacent to building 1 is required due to a wider ROW at the culvert under CR 10 to allow facility maintenance.

The 7.3 acre industrially zoned lot was recently subdivided from the adjacent solar facility. The lot has nearly 900’ of frontage on CR 10 and mostly a depth of 350’. The proposed storage buildings would be located along the CR 10 frontage. The primary site entrance will be at the southern end of the site approximately 350’ north of the intersection and very close to the site driveway to solar facility. This primary entrance will have an automatic sliding gate with fob or key code access. A secondary emergency driveway will be located along the northern property boundary.

Submitted materials indicate the site drains to the west and indicate the stormwater management facility on the western edge of the site incorporates an infiltration basis, vegetative filter and retention pond. No reference is made to the stormwater management facility shown along the CR 10 frontage on the site plan except to reference the diversion swale and culvert to carry CR 10 run-off to its existing discharge point. The landscape and lighting plan indicates appropriate lighting levels along property boundaries and shade trees every 100’ along the CR 10 frontage. There is no documentation of 30 percent green space.

The applicant has requested a PB waiver to allow a rear setback for the stone outdoor storage area of 25’ when 40’ is required.

Comments

1. The proposed primary entrance is too close to an existing access connection on the property to the south and depending on the speed limit, likely too close to the access to the motor vehicle repair shop the opposite site of CR 10 to the north. The referring body should encourage the applicant to appropriately space site access given existing access connections

OCWSCD Comments

1. No SWPPP provided.

2. Test pits for infiltration basin provided but soils on this site are extremely poor draining soils (Odessa silt loam and Collamer silt loam) and infiltration basin may not handle volume with increased impervious surface.
3. Stormwater retention pond outlets are also close to property lines and could create drainage issues on adjacent sites given presence of soils with poor drainage characteristics.

40.1 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Marks Engineering	
Property Owner:	BTY Holdings, LLC	
Tax Map No(s):	84.00-1-17.100	
Brief Description:	Site plan, area variance, and special use permit for mini storage facility at 2970 CR 10 north of CR 46 in the Town of Canandaigua.	

See information at 40-2020

40.2 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Marks Engineering	
Property Owner:	BTY Holdings, LLC	
Tax Map No(s):	84.00-1-17.100	
Brief Description:	Site plan, area variance, and special use permit for mini storage facility at 2970 CR 10 north of CR 46 in the Town of Canandaigua.	

See information at 40-2020.

41 - 2020	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Venezia Associates	
Property Owner:	Willy Jones, Terry Dekouski	
Tax Map No(s):	70.00-1--2.111 70.06-1-68.10	
Brief Description:	<p>Technical review of subdivision sketch plan of 53 acre parcel southeast of the intersection of Thomas Road and Brickyard Road in the Town of Canandaigua. Parcel has 6 acres of constrained land and base density of 70 lots. Applicant proposing 72 lots and conservation of 20 acres.</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/22673/41-2020-Aerial</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/22674/41-2020-Conceptual-Plan</p>	

A subdivision sketch plan for this property was previously reviewed as referral 215-2020 in November 2019. The applicant has since revised the layout and development concept. Since the initial review, the applicant has completed a conservation analysis and the Town of Canandaigua Agricultural Advisory Committee and Environmental Review Committee have reviewed the site. The Town of Canandaigua Agricultural Advisory Committee reviewed the sketch plan and determined that the site, while farmed, ranked low with regard to agricultural or open space protection based soils, natural resources, and location. The committee did however note that development of this property could impact the viability of the farmer currently working the land.

A description of the proposed subdivision plan and OCPD comments on this Technical Review will be provided at the CPB meeting.

OC Industrial Development Agency Comment – Has the applicant considered alternatives to wet ponds to minimize impact of attracting waterfowl to lands near the near airport?

42 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Marathon Engineering	
Property Owner:	Canandaigua Crossing, LLC	
Tax Map No(s):	70.11-1-7.110	
Brief Description:	Site plan for clearing of land at 2536 SR 332 by Monro Muffler in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/22675/42-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22676/42-2020-Site-Plan	

This is a retroactive approval of clearing and grubbing activities that were completed without necessary approvals.

43 - 2020	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Canandaigua	
Brief Description:	Text amendment to revise definitions and regulations related to exterior lighting in the Town of Canandaigua.	

Comments

1. Regarding purpose and intent in 220-77 A. 2.(2), the referring body may want to separate “aiding in law enforcement function” by providing lighting for visual surveillance and “enhancing the attractiveness of businesses” as they are different purposes of lighting.
2. The regulations do not define “white light”. The referring body may want to review the Promise and Challenge of LED lighting https://www.darksky.org/wp-content/uploads/bsk-pdf-manager/IDA_LED_handout_48.pdf regarding reasons and standards for regulating the blue component of LED lights to Correlated Color Temperature (CCT) less than 3,000 Kelvin with a 1.2 S/P (lumens under scotopic vision [night]/lumens under potopic vision [day]) in order to reduce light impacts on chronic disease, sky glow, and glare.
3. The regulations allow a maximum height of 33’ for a light fixture (luminaire) in mixed, multi-family, commercial and industrial zoning districts and 20’ in residential zoning districts. Maximum luminaire heights of 14’ are recommended in areas where night pedestrian circulation is desired. The referring body may want to include language about both desirable and maximum allowable luminaire height.
4. Edit 220-77 E to clarify what lighting is exempt from regulations and what standards apply to all light in residential and mixed, multi-family, commercial and industrial districts.
5. Consider requiring any under canopy lighting, not just current typical application on gas station islands to be completely recessed and full cut off.
6. A cross reference to 220-77 Lighting Standards and Regulations should be added to Article VII Site Plan Regulations. Alternatively, the regulations in section G and H could be added to Article VII.
7. The draft amendment should be edited to consistently use defined terms such as luminaire instead of lamp or light or luminance.

44 - 2020	Town of Hopewell Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Thorn, Rodney	
Property Owner:		
Representative:	294 Skuse Road,	
Tax Map No(s):	85.03-1-3.000	

Brief Description:	Site plan and special use permit for special event parking for 54 vehicles at 4392 CR 50 (Lakeshore Drive) in the Town of Hopewell. https://www.co.ontario.ny.us/DocumentCenter/View/22677/44-2020-Event-Parking-Plan
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This .6 acre property is located at the north east corner of CR 10 and CR 50. The site plan shows a parking layout with four 13.5' to 19' wide driveways to parking areas ranging in size from 3 to 29 spaces with no interconnectivity. The unimproved entry/exit from the largest parking area to CR 50 has no indicated width and appears to partially overlap with the main driveway to CMAC parking on the adjacent site to the east. The remaining unimproved driveway to CR 50 serves 13 cars and is located approximately 20' from the other driveway and 60' from the intersection. There are also 9 spaces accessed off CR 10 via the existing driveway, and 3 spaces on a paved area between the buildings. The applicant indicates all vehicles will be required to back into spaces.

Comments

1. The applicant should be required to provide evidence of a cross access easement for the eastern most driveway on CR 50.
 2. It appears the proposed parking space layout would require removal of several trees on the property.
- The EAF indicates on-site staffing during vehicle entry and exiting times. It will be difficult for less than 4 people to monitor the 4 designated access point.

44.1 - 2020	Town of Hopewell Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Thorn, Rodney	
Representative:	294 Skuse Road,	
Tax Map No(s):	85.03-1-3.000	
Brief Description:	Site plan and special use permit for special event parking for 54 vehicles at 4392 CR 50 (Lakeshore Drive) in the Town of Hopewell.	

See information at 44-2020

45 - 2020	Town of Geneva Town Board	Class: 2
Referral Type:	Map Amendment	
Applicant:	Nicholson, Brian	
Tax Map No(s):	103.00-3-45.112 103.00-3-40.100	
Brief Description:	Map amendment to change zoning of properties at 957 SR 5/US 20 and 3655 Berryfield Road from Agricultural to Town Center Arterial in the Town of Geneva. https://www.co.ontario.ny.us/DocumentCenter/View/22678/45-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22676/42-2020-Site-Plan	

The 16.5 acre lot off SR 5/US 20 is coded by the assessor for produce sales and has two buildings. There is a 17,400 SF building with 12,100 SF built in 1980 and 5,274 SF built in 1991 and a second building with 7,800 SF build in 1980. The 21 acre lot off Berryfields Road is coded by the assessor as a manufacturing use and was provided a Payment In Lieu of Taxes (PILOT) from the Ontario County Industrial Development Agency (OCIDA) that ended during summer 2019. The OCIDA will be removed from the deed shortly. Assessment records indicate a 12,000 SF building with 9,000 SF, 2016 SF and 1,800 SF appendages for 24,800 SF built in 2009. According to OnCor, both lots are in the agricultural district and not constrained floodplains, wetlands or steep slopes, although there is a 53 acre NYSDEC regulated wetlands to the west of the property

The rezoning from Agriculture to Town Center Arterial would substantially expand the list of allowable uses to include retail sales and services, offices, food services, hotels, car washes and gas stations. The rezoning would also reduce front, side, and rear setbacks to 10’ and increase the maximum lot coverage from 20 % to 80 %. The Town Center Arterial District also has building mass and articulation standards to ensure buildings include pedestrian friendly street fronts including minimum of 20% ground and upper story façade transparency and maximum wall length of 50’ without 2’ off set.

Comments

1. The March 2019 Zoning Map appears to indicate the front part of 957 SR 5/US 20 lot is already zoned Town Center Arterial.

The referring body may want the applicant to provide additional information on the sufficiency of water, sewer, and stormwater facilities to accept likely inputs from greater development density.

46 - 2020	Town of Geneva Zoning Board of Appeals	Class: 2
Referral Type:	Use Variance	
Applicant:	Guererri, Daniel	
Tax Map No(s):	133.00-1-78.112	
Brief Description:	Use variance for placement of a 1,200 SF accessory building on a lot with no principal building on 2.4 acre lot on north side of Turk Road between SR 14 and Snell Road in the Town of Geneva. https://www.co.ontario.ny.us/DocumentCenter/View/22679/46-2020-Aerial	

The 2.4 acre lot is in the R-2 Rural Residential district. The lot has 100’ of frontage on Turk Road and approximately 1,000’ of frontage on Ridgeview Road, a stone surface private drive off Turk Road. Due to the shape of the lot, the developable area remaining after application of the existing setback requirements (50’ front, 30’side, 50’ rear for principal building and 10’ for accessory building) would be very constrained.

OnCor does not identify any site constraints due to wetlands, steep slopes or floodplains and the lot is not in the agricultural district. The ecological community of the southern portion of the site is not mapped, however, the proposed home and barn sites appear to be within the wooded/brush area closest to Turk Road. OnCor identifies the ecological community on the rear portion of the lot as mowed lawn.

47 - 2020	Town of Geneva Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Brubaker, Kristen	
Tax Map No(s):	147.00-1-17.121	
Brief Description:	Area variance for a pole barn located in front of the planned principal building on 10 acre lot on south side of Armstrong Road between CR 6 and SR 14 in the Town of Geneva.	

The 10.3 acre lot is zoned Agricultural while adjacent lots north of Armstrong Road are zoned R-2. The subject property includes a National Wetlands Inventory potential wetland area along the center of the lot frontage about 35’ from the ROW. Submitted information indicates the pole barn is setback 50’ from the ROW. No information is provided regarding the location of the proposed house.

The applicant letter indicates the pole barn location was chosen to avoid the wet area, the removal of trees, and potential erosion from a longer access road. The applicant letter and photograph seem to indicate the pole barn is screened from the road.

48 - 2020	Town of Hopewell Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Brown, Rodney	
Representative:	Jess Engineering	
Tax Map No(s):	60.00-1-22.100	
Brief Description:	Site plan for 3.3 million gallon manure storage facility at 2586 SR 488 between Shekell Road and Waddell Road in the Town of Hopewell. https://www.co.ontario.ny.us/DocumentCenter/View/22681/48-2020-site-plan	

The proposed 350'x210' manure storage area would disturb 3-4 acres of the 186 acre farm. The project involves installation of a pump station by the barns and 5,300' of pipe across the farm fields to the storage area.

The project has been reviewed by OCSWDC and they identified no site plan deficiencies.

49 - 2020	Town of Hopewell Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	Airosmith Development agent for New Cinc	
Property Owner:	Ontario County/FLCC	
Representative:	Infinigy Engineering	
Tax Map No(s):	99.00-1-2.100	
Brief Description:	Site plan for placement of temporary and then permanent telecommunications infrastructure on the roof of the FLCC gym at 4255 Lakeshore Drive in the Town of Hopewell.	

50 - 2020	Town of Canandaigua Town Board	Class: 2
Referral Type:	Map Amendment	
Applicant:	Town of Canandaigua	
Tax Map No(s):	83.00-1-8.000	
Brief Description:	Map amendment to rezone portion of parcel located at 5150 Bristol Rd. from AR-2 to R-1-20 in the Town of Canandaigua	

51 - 2020	Livonia Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Livonia	
Brief Description:	A local law to amend the Zoning Ordinance of the Town of Livonia, Livingston County, New York to modify Section 150-31 NR Neighborhood Residential District to allow professional services.	

51.1 - 2020	Livonis Town Board	Class: 2
Referral Type:	Map Amendment	
Applicant:	Town of Livonia	
Tax Map No(s):		

Brief Description:	A local law to amend the Zoning Map of the Town of Livonia, Livingston County, New York to rezone an area from Agricultural Residential Conservation -3 to Gateway Commercial
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51.2 - 2020	Livonia Town Board		Class: 2
Referral Type:	Text Amendment		
Applicant:	Town of Livonia		
Brief Description:	A Law amending the zoning ordinance of the Town of Livonia, modifying and adding provisions for an event center subject to a conditional use permit in the Gateway Commercial (GC) district and adding agricultural uses related to production of wine, craft style beer, cider or liquor.		