

**Draft Referral Review Comments for Discussion at the Ontario County Planning Board Coordinated
Review Committee Meeting
December 8, 2010
(List is ordered by referral number.)**

Project Update: The applicant has submitted a revised request for a text amendment to reflect issues previous raised the town's local boards. The applicant acquired a residential frontage parcel that will now become part of the area to be rezoned Senior Citizen S-C. There is no change in the number of buildings or dwelling units.

The following are an update of the May 2010 comments

Review Area	Description	Review Comment
Zoning	Total Parcel – +/- 59 acres (2.5 acres are in the Village of Victor and zoned Industrial) Proposed Zoning: <ul style="list-style-type: none"> • Residential 2 District – 24 acres • Multiple Dwelling District – 30 acres • Senior Citizen District – 1.82 acres 	
Comp Plan	<ul style="list-style-type: none"> • The Town comprehensive Plan and supporting Strategic plan specifically call for provision of a wide range of housing types and price ranges, and specifically a need for senior housing opportunities. 	The project could provide a wider range of housing price options. Current project has a base price of \$230K (affordable to a family earning approximately \$80,000/yr).
Infrastructure	<ul style="list-style-type: none"> • Public sewer and water • Private drainage • Stormwater 	More than adequate capacity for public water and sewer. Project should be sized to use available capacity as densely as possible. “Green infrastructure” should be considered as an integral part of stormwater management for a development this large.
Traffic/Highways	<ul style="list-style-type: none"> • This parcel fronts on SR444. 	<ul style="list-style-type: none"> • SR 444 is a high-traffic hill sloped toward the Village that can create hazardous situations when new intersections are created. • A careful traffic analysis should be undertaken that identifies the magnitude and scale of traffic impacts based on buildout under current and proposed zoning. • Consideration should also be given to the traffic impact on nearby major intersections such as at Rt. 444 and 96, and Boughton Hill Rd. due to
Natural Resources	The conceptual plan indicates the preservation of 20.8 acres or 56% of the site's woodlands and 56% open space.	Previously, the S-C zone was located in the northwestern portion of the parcel where development would require loss of woodland This is a text amendment. The specific acreage will be determined if the amendment is approved and a site plan is formally submitted.

Abbreviations

AR 1: Administrative Review Class 1
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Cultural Resources	The conceptual plan indicates that an existing residence will be demolished to allow for construction of the senior facility.	RPS records for the parcel indicate that the house was built in 1900. While these dates are often approximate in nature, the Town historian should be consulted for any information on the parcel. The NYS Historic Preservation Office should be contacted to see if a cultural resource inventory has been completed as part of any past NYSDOT project.
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May 2010 BOARD ACTION: Motion made by Mary Neale, seconded by Cliff Kunes, that application #59-2010 be retained as a Class 1 and returned to the municipality with comments.

Motion carried.

210 -2010 Town of Victor Town Board Class: 1
Type: *Map Amendment*

Related Referrals: *n/a*

Applicant: *Morrell Builders*

Property Owner: *Morrell Builders*

Representative: *BME Associates*

Tax Map Parcel #: *28.03-1-1.100 & 28.03-1-1.000*

Brief Description: *Map amendment associated with rezoning 32.2ac of 56.2 acre parcel located at State Rt. 444 at the Village line in the Town of Victor, from R-2 to s 1.8 ac*

(See #209-2010 for comments.)

211 -2010 Town of Gorham Town Board Class: 2
Type: *Text Amendment*

Related Referrals: *n/a*

Applicant: *Town of Gorham*

Property Owner:

Representative:

Tax Map Parcel #:

Brief Description: *Text amendment to establish a one year moratorium on Horizontal and Directional Gas Drill and Hydraulic Fracturing in the Town of Gorham.*

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Description: The proposed one year moratorium will not allow the Planning Board to review applications or grant any preliminary or final site plan approval for new wells, projects or businesses involving the practices of horizontal or directional drilling or hydraulic fracturing.

The building inspector is prohibited from issuing any building permits construction of wells related to directional drilling or hydraulic fracturing.

212 -2010

Town of Victor Planning Board

Class: 2

[Site Plan](#)

[Aerial Photo](#)

Type: *Site Plan*

Related Referrals: *n/a*

Applicant: *Phoenix Mills Plaza*

Property Owner: *Hendley Associates, LLC*

Representative: *DDS Companies, Engineers*

Tax Map Parcel #: *28.12-1-20.000*

Brief Description: *Site plan approval for expansion of Phoenix Mills Plaza including demolition of an existing house, construction of a 9,000 sq. feet commercial building, and additional 9,300sq. feet parking area at 6389 State Rt.96 in the T. of*

REFERRAL NUMBER:	212 & 213-10	LINKS
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REFERRING AGENCY:	Town of Victor	Aerial Photo
APPLICATION TYPE:	Site Plan & Subdivision	Site Plan 1
CLASSIFICATION:		
SITE ADDRESS:	6389 State Rt 96	
TAX MAP NO.:	28.12-1-20.000 & 19.110	

PROJECT DESCRIPTION: Applicant wishes to construct a 9,000 sq ft building within the existing Phoenix Mills Plaza located on State Route 96 in the Town of Victor. This new construction would require the demolition of an existing single family house and merging of two separate tax parcels.

SITE CHARACTERISTICS			
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Acres	1 Acre	Active Agriculture	No
Land Use	Residential	Public Water	Yes
Land Cover	Moved Lawn	Public Sewer	Yes
Zoning	Com Lt Ind	Site Access	St Rt 96

Site Comments

- Site is currently located within the Pheonix Mills Plaza and accessed from State Rt 96. Applicant is proposing to add an additional 9,000 sq ft building on the west portion of the site, once the property is merged with an existing 1 acre residential property. The residential structure and existing curb cut will both be removed. Access to the new building would be from the existing plaza's curb cut.

ENVIRONMENTAL CONDITIONS

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Hydrology		Wetlands	
Watershed	Mudd Creek	NYS DEC	None
Flood Zone	100 Yr Flood Zone	NWI	None
Aquifer	N/A	Hydric Soils	Potentially
Soils & Topography		Agriculture	
Permeability	Medium	Active Ag	No
Erodibility	Low	Prime Ag Soils	N/A
Slope	Simple	Ag District	No
Environmental Comments	Parcel is located within the 100 year FEMA Flood Zone.		

COMMUNITY CHARACTERISTICS			
Land Use-Cover		Historical Site	
North	Vacant & Residential	National	Not listed
South	Wooded	State	Not listed
East	Commercial	Local	See below
West	Vacant		
Scenic Views		Transportation Corridor	
From Site	N/A	CPB Gateway	State Rt 96
To Site	N/A	Corridor Study	None
Community Comments	<p>RPS records for the parcel indicate that the house was built in 1870.</p> <p>While these dates are often approximate in nature, the Town historian should be consulted for any information on the parcel.</p> <p>The NYS Historic Preservation Office should be contacted to see if a cultural resource inventory has been completed as part of any past NYSDOT project.</p>		
<p>NOTE: The CPB is reviewing three projects within three-quarters of a mile of the four corners of Rt. 444 and Rt. 96 this month that involve demolition of residences that were built either in the 19th or early 20th century. Consideration should be given to the cumulative impact of the loss of buildings and the incremental loss of the historic character of the Town and Village of Victor.</p>			

SITE PLAN REVIEW	
Aesthetics	
Lighting	<ul style="list-style-type: none"> It is indicated that lighting will match existing plaza. ALL lighting should be dark sky compliant. Town should require verification that the proposed development will meet or exceed the town's lighting code standards.
Façade	<ul style="list-style-type: none"> It is indicated that the façade will match the existing buildings. A color rendering of the proposed development should be submitted to the town as required by town code.
Signage	<ul style="list-style-type: none"> No additional signage will be added to the site.
Noise	<ul style="list-style-type: none"> No additional noise impacts from the additional use

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Traffic & Circulation	
Access Management	<ul style="list-style-type: none"> • Access to the site will be limited to the existing curb cut. • Traffic impacts along St Rt 96 should be studied and addressed by the applicant. • It is possible that additional traffic control devices are needed to mitigate traffic congestion generated from the site and from the existing residential/commercial area.
Site Circulation	<ul style="list-style-type: none"> • Site Circulation is adequate on the existing site. However, it should be noted that the intended use (gymnastics training facility) could create an additional parking overflow problem which could hamper site circulation.
Parking	<ul style="list-style-type: none"> • An additional 30 parking spaces will be added to the existing plaza. Parking Requirements for the intended use indicates that and additional 45 spaces should be added. • Route 96/251 Overlay District indicates that planning board may reduce the number of required parking spots if the applicant can demonstrate that this will not cause an overflow parking problem. • If special events, recitals, competitions are allowed at the studio, parking may be inadequate.
Pedestrian Access	Pedestrian circulation within the site should be addressed.
Natural Features	
Storm water Management.	<ul style="list-style-type: none"> • Additional/alternative stormwater management facilities should be considered by the town.
Open Space/Recreation	<ul style="list-style-type: none"> • Open space requirements of 355 should be met with the proposed expansion.
Landscaping & Buffering	<ul style="list-style-type: none"> • No landscaping plan was submitted. • Town should require a landscaping plan to be submitted by the applicant.
Code Compliance	
Setbacks	<ul style="list-style-type: none"> • The side setback requirement of 60 ft has not been meet. • If they reposition the building further to the east to meet the side setback requirements, they will no longer have the required distance between buildings of 40 feet.
Lot Size	<ul style="list-style-type: none"> • A maximum of 40% lot coverage will be exceeded with the development.
<p>General Comments</p> <p>There is potential code compliance issues involving setbacks and lot coverage that should be further investigated before the project moves forward.</p> <p>The project is located in a floodplain and in proximity an oxbow of Mud Creek. There is potential for adverse impacts on stormwater quality and quantity. The town is advised to consult with the Ontario County Soil and Water Conservation District.</p> <p>NOTE: The CPB is reviewing three projects within three-quarters of a mile of the four corners of Rt. 444 and Rt. 96 this month that involve demolition of residences that were built either in the 19th or early 20th century. Consideration should be given to the cumulative loss of buildings that will change the historic character of Victor.</p>	

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213 -2010 Town of Victor Planning Board Class: 2
Type: *Subdivision*
Related Referrals: *n/a*
Applicant: *Phoenix Mills Plaza*
Property Owner: *Hendley Associates, LLC*
Representative: *DDS Companies, Engineers*
Tax Map Parcel #: *28.12-1-20.000*
Brief Description: *Consolidation of two parcels to allow expansion of Phoenix Mills Plaza and demolition of an existing house, construction of a 9,000 sq. feet commercial building and additional 9,300sq. feet parking area at 6389 State Rt.96 in the T. of Victor.*

See 212-2010 for review.

214 -2010 Village of Bloomfield Village Board Class: *Withdrawn*
Type: *Text Amendment*
Related Referrals: *n/a*
Applicant: *Village of Bloomfield*
Property Owner:
Representative:
Tax Map Parcel #:
Brief Description: *Creation of a new VC Village Center Zoning District to encourage small-scaled, mixed use development for shopping and services in a pedestrian-friendly context with associated design standards for the Village of Bloomfield.*

This project has been withdrawn to allow for additional time to review the text amendment. It will be resubmitted for consideration at the January, 2011 CPB meeting.

215 -2010 Village of Victor Zoning Board of Appeals Class: *EX*
Type: *Interpretation* **CPB bylaws exempt from review ZBA action related to a code interpretation.**
Related Referrals: *n/a*
Applicant: *Mead Square Commons, LLC*
Property Owner:
Representative: *Kate Gruenfelder*
Tax Map Parcel #: *28.05-1-27.1*
Brief Description: *Interpretation of Business District Code to determine if apartments are allowed in the district in the Village of Victor.*

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219 -2010 Town of Canandaigua Zoning Board of Appeals Class: AR
Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *Michael Reinhard*

Property Owner: *Keuka Park-Strong Hall LLC*

Representative:

Tax Map Parcel #: *56.00-1-55.111*

Brief Description: *Area variance allow a ground sign for Centerpointe Apartments and Town on a parcel not containing a principal use or building at Rt. 332 and Yerkes Rd. in the Town of Victor.*

220 -2010 Town of Canandaigua Planning Board Class: 1

[Site Plan 1](#)

[Site Plan 2](#)

[Aerial Photo](#)

[Front Elevation](#)

Type: *Special Use Permit*

Related Referrals: *n/a*

Applicant: *Finger Lakes Cerebral Palsy Assoc.*

Property Owner:

Representative:

Tax Map Parcel #: *83.00-1-3.111*

Brief Description: *Amend special use permit to allow a 7,000 sq. feet addition to the current building, and construction of 32 transitional housing units, 120 housing units, a rec. center, & admin. building, a storage barn at Happiness House 5415 CR 30 in T. Canandaigua.*

REFERRAL NUMBER: 220, 221-2010	LINKS
REFERRING AGENCY: Town of Canandaigua	Aerial Photo
APPLICATION TYPE: Special Use Permit; Prelim Site Plan Review	Site Plan 1
CLASSIFICATION: 2	Site Plan 2
SITE ADDRESS: 5415 County Road 30	Rendering
TAX MAP NO.: 83.00-1-3.111; 83.00-1-3.112	Subdivision Map

PROJECT DESCRIPTION: The property owner would like to amend the existing special use permit (Semipublic Buildings and Grounds) to allow for the following construction project on 30.26 acres. On the site of the existing Happiness House facility (22,000 sq. ft.), the property owner is proposing to construct the following additional facilities with the associated parking and utilities. The work is proposed to be phased with completion in approximately 15 years:

Phase 1 - Transitional housing (32 units – 8 units/building in 4 buildings),

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Phase 2 - Affordable housing (120 units – 20 units/building in 6 buildings),

Phase 3 - 7,000 sq. ft. expansion of existing facility,

Phase 4 - 5,000 sq. ft. recreation facility, 5,000 sq. ft. storage and grounds keeping building, and 3,000 sq. ft. administrative office.

Phase 5 - One mile of walking trails throughout the parcel.

This review encompasses the special use permit, the preliminary overall site plan review, and the site plan review for Phase 1 (transitional housing). Two parcels are being affected with this development. It is not clear if any future subdivision action will be requested.

SITE CHARACTERISTICS			
Acres	348 total	Active Agriculture	Yes – 20 acres
Land Use	Agriculture, Other	Public Water	Yes
Land Cover	Meadow, Grass	Public Sewer	Yes
Zoning	AR-2 (Ag Rural Res)	Site Access	Yes
Site Comments			
ENVIRONMENTAL CONDITIONS			
Hydrology		Wetlands	
Watershed	Canandaigua Lake, Sucker Brook	NYS DEC	No
Flood Zone	No	NWI	No
Aquifer	Creeks and streams on property	Hydric Soils	No
Soils & Topography		Agriculture	
Permeability	90% poorly drained	Active Ag	Yes – 20 acres
Erodibility	No	Prime Ag Soils	Yes
Slope	0-10%	Ag District	Yes
Environmental Comments	Consider the proximity to waterways in relation to the impervious surfaces on the parcel in terms of future drainage, runoff, and stormwater management.		

COMMUNITY CHARACTERISTICS			
Land Use-Cover		Historical Site	
North	Agriculture, Residential	National	No
South	Agriculture, Residential	State	No
East	Agriculture, Residential	Local	No
West	Agriculture, Residential		
Scenic Views		Transportation Corridor	
From Site	No	CPB Gateway	No
To Site	No	Corridor Study	No
Community Comments	Follow design standards to preserve and enhance agricultural community character; use appropriate design and materials during construction in order to align with existing agricultural aesthetics and context.		

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SITE PLAN REVIEW	
Aesthetics	
Lighting	<ul style="list-style-type: none"> Consider the addition of lighting near the main entry and throughout the parking lots and around each new building for safety purposes; make sure lighting is dark sky compliant to reduce impacts on neighboring properties.
Signage	<ul style="list-style-type: none"> Consider new signage that compliments the existing community character; consider new signage for entries and parking lots that indicates new traffic patterns; consider signage that defines pedestrian walkways. Consider signage at roadside that indicates each building within complex. Provide directional signage on campus for each building.
Noise	<ul style="list-style-type: none"> Consider the addition of buffers at edges of development to minimize noise disturbance from institutional activity.
Traffic & Circulation	
Access Management	<ul style="list-style-type: none"> Clarify the purpose of the new road connecting County Road 30 with Outhouse Road; Check in with the Ontario County Highway Department in regards to traffic generation from new development (increasing staff, residents, and visitors) and how to adequately handle traffic along County highway; Consider a preliminary traffic study to determine future traffic generation and impacts on existing and proposed access points.
Site Circulation	<ul style="list-style-type: none"> Consider the entities that will be maintaining the private drive (especially during the winter months); Consider the use of speed humps (or similar) to keep traffic slow along private drive (especially if pedestrians will be crossing drive). Consider wide aisles in parking lot to allow for adequate clearance of emergency vehicles and access for delivery vehicles; Designate fire lanes and “no parking” markers for fire lanes; Make sure there is a plan for access, parking, safety, and circulation during construction.
Parking	<ul style="list-style-type: none"> Make sure there is adequate parking proposed for each new phase due to increased staff, residents, and visitors on the Happiness House campus.
Pedestrian Access	<ul style="list-style-type: none"> Consider sidewalks throughout campus to connect each building adequately and safely.
Natural Features	
Stormwater Mgmt.	<ul style="list-style-type: none"> Existing storm pond on site (near new transitional housing); Provide Stormwater Management Plan for overall proposed development (not just Phase1); Plans need to include location of proposed drains, culverts, retaining walls, and fences during each Phase; Coordinate with Ontario County SWCD and Kevin Olvane regarding the nearby Stormwater Management Facility and where the culverts on the property direct drainage flow; Encourage Stormwater Sustainability guidelines; Since waterways are nearby, be sure that there is adequate drainage, grading, and slopes to direct runoff from buildings and parking lots away from waterways.
Open Space/Recreation	<ul style="list-style-type: none"> There is plenty of green space on both parcels; However, as development expands, consider the addition of some pervious surfaces, landscaping, trees, buffering in the future to enhance drainage and aesthetics. Consider future a trail system that would provide linkages to parks, other trail systems, and community areas of interest from the Happiness House.

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Landscaping & Buffering	<ul style="list-style-type: none"> Consider providing adequate landscape and buffering (vegetation) to enhance pedestrian and vehicular safety, increase the pervious surfaces to handle runoff, and to improve the aesthetics of the Happiness House campus.
Code Compliance	
Setbacks	<ul style="list-style-type: none"> Area variance will be necessary for the Phase 3 proposed addition on north end of the existing building because it does not comply with the 60' setback requirement.
Other Comments: This phased project will meet a very significant need for housing types and services that are of very limited availability in Ontario County.	

221 -2010 Town of Canandaigua Planning Board Class: 1
Type: *Site Plan*

Related Referrals: *n/a*

Applicant: *Finger Lakes Cerebral Palsy Assoc.*

Property Owner:

Representative:

Tax Map Parcel #: *83.00-1-3.111*

Brief Description: *Site plan approval for a 7,000 sq. feet addition to the current building, and construction of 32 transitional housing units, 120 housing units, a rec. center & admin. building, a storage barn at Happiness House 5415 CR 30 in T. Canandaigua.*

222 -2010 Town of Canandaigua Planning Board Class: AR2
Type: *Site Plan*

Related Referrals: *n/a*

Applicant: *Andrew Means*

Property Owner:

Representative:

Tax Map Parcel #: *98.09-1-43.100*

Brief Description: *Site plan approval for residence at 3329 CR 16 in the Town of Canandaigua.*

223 -2010 Town of Canandaigua Zoning Board of Appeals Class: AR2
Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *Andrew Means*

Property Owner:

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Representative:

Tax Map Parcel #: 98.09-1-43.100

Brief Description: *Area variance to allow construction of two driveways instead of the one allowed for residence to be constructed at 3329 CR 16 in the Town of Canandaigua.*

224 -2010

Town of Canandaigua Planning Board

Class: 1

[Site Plan](#)

[Aerial Photo](#)

[Image with Dimension](#)

Type: *Special Use Permit*

Related Referrals: *n/a*

Applicant: *Lisa Toth*

Property Owner: *Barbara Allen*

Representative:

Tax Map Parcel #: 83.00-1-17.000

Brief Description: *Special use permit for a Small Commercial Establishment (music studio) at 5411 Rt. 5 & 20 in the Town of Victor.*

Description A music studio is proposed in part of a building that contains a private residence. No new construction is proposed.

Rt. 5 and 20 Corridor A multi-jurisdiction corridor plan was completed for the Rt. 5 and 20 from Canandaigua to Lima which states the importance of maintaining the rural character of the corridor as well as minimizing access points (curb/driveway cuts)

--It appears that there may be two access points to Rt. 5 and 20. It is not clear from the site plan if patrons will utilize both drives.

-- Patrons should be required to use only one drive to minimize conflict points.

--(See comments for #225-2010 regarding rural character of the corridor.

General Comment: The Town is currently updating its comprehensive plan and zoning code. Home based business and occupations are important to economic vitality of a community. During the update, the town is encouraged to consider revising its regulations to include standards for such businesses and occupations which can occur as an 'as of right use'. The Villages of Manchester, Shortsville, and Clifton Springs have such a regulation under review.

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PROJECT DESCRIPTION: Installation of outdoor wood furnace on the Bristol's Garden Center property located at 7454 State Route 96 in the Town of Victor.

SITE CHARACTERISTICS	
Acres	4.7 Acres
Land Use	Commercial
Land Cover	Garden Cntr
Zoning	Com Lt Ind
Active Agriculture	N/A
Public Water	Yes
Public Sewer	Yes
Site Access	St Rt 96 & Rowley Rd
Site Comments	<ul style="list-style-type: none"> Outdoor wood furnace will be installed within the existing developed garden center parcel. No addition site disturbance will occur.
SITE PLAN REVIEW	
Aesthetics	
Lighting	<ul style="list-style-type: none"> No lighting will be placed along with the furnace
Signage	<ul style="list-style-type: none"> No signage will be placed along with the furnace
Noise	<ul style="list-style-type: none"> No noise impacts from the placement of furnace
Traffic & Circulation	
Access Management	<ul style="list-style-type: none"> N/A
Site Circulation	<ul style="list-style-type: none"> N/A
Parking	<ul style="list-style-type: none"> N/A
Pedestrian Access	<ul style="list-style-type: none"> N/A
Code Compliance	
Zoning	<ul style="list-style-type: none"> Outdoor Furnaces are ONLY allowed in Residential Districts. This is an area variance application---but it doesn't specify what dimensional requirements are being varied. Chimney must be 3 ft taller than nearest residential structure. Chimney Height is not identified in referral. Chimney should be a minimum 3 ft above the roof lines of the buildings located on site to protect employees and customers against smoke hazards.
Setbacks	<ul style="list-style-type: none"> Proposed installation location will meet all setback requirements Furnace will be located within 40 ft of existing greenhouse Regulation states 'may not be placed within 50 ft of any habitable structure)
Lot Size	<ul style="list-style-type: none"> Minimum 2 acre lot is needed for installation (Subject Property 5 Acres)
Other	<ul style="list-style-type: none"> Applicant indicates that the proposed unit meets all EPA Phase I or II requirements.
General Comment	
<p>As stated above, this is an area variance application---but it doesn't specify what dimensional requirements are being varied. Regulation of outdoor furnaces are a separate chapter (22) in the town code and states, "The use of an outdoor furnace is only allowed in residentially zoned districts." It does not enumerate the list of districts. This chapter appears to preclude outdoor furnaces the C/LI district.</p> <p>The Definitions Chapter defines an accessory use as, "A subordinate structure or use customarily incidental to and located upon the same lot occupied by the main structure or use. Zoning (Chapter 211) does not explicitly address whether an</p>	

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PROJECT DESCRIPTION: The applicant would like to add 700 sq. ft. to the existing supermarket, re-side the building, relocate the entry to the building, and change the main entry to the parking lot from NYS Route 21.

SITE CHARACTERISTICS			
Acres	1.12	Active Agriculture	No
Land Use	Commercial	Public Water	Yes
Land Cover	Building & Parking	Public Sewer	No
Zoning	C-1 (Commercial)	Site Access	Yes
Site Comments	<ul style="list-style-type: none"> Densely populated rural village setting; historical setting; village consists of many small businesses; No public sewer system in Village of Naples. 		
ENVIRONMENTAL CONDITIONS			
Hydrology		Wetlands	
Watershed	Yes	NYS DEC	No
Flood Zone	No	NWI	No
Aquifer	No	Hydric Soils	No
Soils & Topography		Agriculture	
Permeability	No	Active Ag	No
Erodibility	No	Prime Ag Soils	No
Slope	0-15%	Ag District	No
Environmental Comments	Consider the impervious surfaces on the parcel in terms of future drainage, runoff, and stormwater management; Consider increasing the amount of green space on the parcel.		

COMMUNITY CHARACTERISTICS			
Land Use-Cover		Historical Site	
North	Commercial	National	No
South	Commercial	State	No
East	Residential	Local	No
West	Commercial		
Scenic Views		Transportation Corridor	
From Site	No	CPB Gateway	Yes
To Site	Village setting	Corridor Study	No
Community Comments	Follow design standards to preserve and enhance rural village community character; use appropriate design and materials when residing and expanding in order to align with existing village aesthetics and context.		

SITE PLAN REVIEW	
Aesthetics	
Lighting	<ul style="list-style-type: none"> Consider the addition of adequate lighting near the main entry and throughout the parking lot for safety purposes; make sure lighting is dark sky compliant to reduce impacts on neighboring properties.

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Signage	<ul style="list-style-type: none"> Consider new signage that compliments the existing community character; consider new signage for main and rear entries and parking lot that indicates new traffic patterns; consider signage that defines pedestrian walkways.
Noise	<ul style="list-style-type: none"> Consider the addition of buffers at edges to minimize noise disturbance from retail activity.
Traffic & Circulation	
Access Management	<ul style="list-style-type: none"> Formalize rear entry if the decision is to keep it open for traffic coming to market and cutting through to residential area. New main driveway configuration may help to define the entryway, improve access, and enhance safety; however, there may need to be more protections in place to keep vehicles from entering through driveway for other business to the south (the former Cornish garage); this currently happens very frequently. If not addressed, this could defeat the purpose of the new driveway design. Traffic and pedestrian safety need to be considered in this driveway area; Consider a comprehensive access management plan that includes the access to the Cornish garage as well; Consider a blockade of sorts to keep vehicles from entering through the Cornish driveway. This area is difficult to pull in and out of due to reduced sight lines from the parallel parking along NYS Route 21 and vehicle congestion; Consider the removal of some parallel parking spaces closest to the driveway. Consider techniques to minimize vehicle cut through from NYS Route 21 to the rear residential area (and vice versa). If a cut through is desired, be sure to provide directional signage and safety precautions for those entering through the rear driveway.
Site Circulation	<ul style="list-style-type: none"> Consider wide aisles in parking lot to allow for adequate clearance of emergency vehicles and access for delivery vehicles; Designate fire lanes and “no parking” markers for fire lanes. Are 25’ aisles wide enough? What is the width of aisle in the rear of parking lot? Is this wide enough for adequate turning radii for large vehicles? Is the 30’ entry wide enough for vehicle turning radii in and out? Is there enough clearance for delivery vehicle turning radii in the rear of the building due to parking at Laundromat? The plan shows a large open area in the front of the new store entrance. Is this for loading and unloading? If so, consider the safety of pedestrians in this high traffic area; Make sure there is a plan for access, parking, safety, and circulation during construction of addition.
Parking	<ul style="list-style-type: none"> Need 1 parking space for each 200 ft. of retail space (3 more spaces needed at a minimum with 700 sq. ft. expansion); Are additional handicapped spaces needed as a result of the building addition? This is not clear on site plan. It appears that there will be a large empty space between the new parking along the building and the building; this seems like an awkward design and configuration. Is this space here for future additions to building? Are parking spaces being reconfigured and restriped? This is not clear on site plan. Consider a way to keep customers from parking in old spaces along side of building since this area is still open.
Pedestrian Access	<ul style="list-style-type: none"> Make sure new sidewalk is clearly defined as a sidewalk so no vehicles mistake it for former driveway; Discuss with NYSDOT the location of crosswalk across NYS Route 21 in this area to make sure it is an appropriate location; Consider additional signage to direct pedestrians to new building entry; this area could become congested and cause conflicts with vehicles. The plan shows a new segment of sidewalk and pavers along NYS Route 21. Check to see if design approvals and permissions are

Abbreviations

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AR 2: Administrative Review Class 2
EX: Exempt

**Draft Referral Review Comments for Discussion at the Ontario County Planning Board Coordinated
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	needed from the NYSDOT. Consider the addition of defined pedestrian walkways and signage throughout deep parking lot to improve pedestrian safety; Formalize pedestrian access in the vicinity of the rear driveway; Consider extending sidewalk beyond building to new parking along building.
Natural Features	
Stormwater Mgmt.	<ul style="list-style-type: none"> It looks as though the entire parcel is covered by an impervious surface; Be sure that there is adequate drainage, grading, and slopes to handle runoff from buildings and parking lots; Make sure private sewage can handle runoff; Make sure private sewage is not affected by future construction. The Village should consult the Canandaigua Lake Watershed Manager to review stormwater options.
Open Space/Recreation	<ul style="list-style-type: none"> There is little to no green space on this parcel; Consider the addition of some pervious surfaces, landscaping, trees, buffering in the future to enhance drainage and aesthetics.
Landscaping & Buffering	<ul style="list-style-type: none"> Consider providing adequate landscape and buffering (vegetation) to enhance pedestrian and vehicular safety, increase the pervious surfaces to handle runoff, and to improve the aesthetics of the community.
Code Compliance	
Setbacks	<ul style="list-style-type: none"> No comment.
Lot Size	<ul style="list-style-type: none"> The supermarket operation appears to be on several parcels being used as one parcel; Make sure there are legal agreements on each deed allowing permissions on each parcel for this operation. Consider preparing a whole parcel plan that explains how the multiple parcels work together in this operation. If vehicles continue to cut through this parking lot to get to NYS Route 21 from the rear residential area or vice versa, consider cross access easements. Make sure any future plans for expansion to or demolition of adjacent properties (Laundromat, the former Cornish garage, etc.) take into account the current access management and site circulation to determine if shared access and parking would be desirable and would increase safety and efficiency of vehicle and pedestrian movements.
General Comments: This grocery store is a focal point and key use of the downtown and its renovation is very positive and the applicant is to be commended for undertaking this project.	

229 -2010

City of Canandaigua Zoning Board of Appeals

Class: 1

[Aerial Photo](#)

Type: *Use Variance*

Related Referrals: *n/a*

Applicant: *Todd Henderson*

Property Owner:

Representative:

Tax Map Parcel #: *84.06-2-29*

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Brief Description: *Use variance for construction of a 1,700 Sq. feet storage building on a vacant parcel at 271 Ontario St. in the City of Canandaigua.*

Comments

Code Compliance City code does not allow a storage building as a primary principal use in the R-O zoning district. (This parcel borders the Town of Hopewell.)

The use variance test requires that the landowner meet all the criteria--cannot realize a reasonable return, hardship is unique and doesn't apply to a substantial portion of the area, will not alter the essential character of the neighborhood, and has not been self-created. The applicant makes the case that it is less costly to develop this site for storage rather than for a residence.

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