

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the: **Coordinated Review Committee Meeting –January 7, 2020 at 3:30pm**
County Planning Board Meeting –January 8, 2020 at 7:00pm

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

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1 - 2020	Town of East Bloomfield Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of East Bloomfield	
Brief Description:	Text amendments to allow a directory sign for industrial uses off an internal access road and to allow accessory residential dwellings by special use permit in the Agricultural Rural Residential and Rural Residential districts in the Town of East Bloomfield. https://www.co.ontario.ny.us/DocumentCenter/View/20529/1-2020-e-bloom-code-amendments	

The directory sign amendment outlines the following criteria for signage associated with industrial development accessed from an internal access road:

1. Sign may contain the name of the development site and/or the names and addresses of the businesses.
2. Size limit of 10 SF.
3. Height limit of 20 feet, with minimum of 3' above grade.
4. Lighting to be external, dark sky compliant fixture.
5. Not obstruct driver view at intersection and be 50' from any residential parcel.
6. In harmony with Town community character and other directory signs.

The accessory residential dwelling amendment outlines the following criteria:

1. A property owner must reside in either the primary or accessory dwelling and a family member must occupy the other unit.

2. Such use must be located in a detached accessory building and removed when no longer used by a family member.
3. Accessory dwellings must contain at least 2 rooms, be 500 to 850 SF in gross floor area and contain sanitary facilities, hot and cold running water, and cooking and food storage facilities.
4. Electrical service and waste water treatment for the accessory dwelling shall be integrated with that for the existing single family use unless waived by the Planning Board as a practical hardship due location of existing systems.
5. Only one accessory residential dwelling is allowed per lot and structure must meet all accessory use setback requirements.
6. The lot shall provide a minimum of 4 off-street parking spaces: 2 for the principal residence and 2 for the accessory residential unit.
7. Accessory residential dwelling shall meet NYS Building Code and Department of Health regulations as well as all other applicable site and building design, height, access and other standards for the principal dwelling unit.
8. The town may charge a fee for placement of a temporary accessory residential dwelling. The property owner must annually certify compliance with residency and other conditions met at the time of the original application each year.

Comments

1. The proposed maximum sign size of 10 SF is likely sufficient to identify the name of the development and/or the address, but may not be suitable for listing multiple business names.
2. What is required for removal of an accessory dwelling if the garage or carriage house is not removed? Removal of kitchen appliances? Bathroom fixtures? Are mobile homes or modular homes allowed as temporary accessory residential dwellings?
3. Are accessory residential dwellings allowed on lots with a principal use other than a residence such as a farm?
4. The proposed amendments do not indicate where in the zoning code they are to be inserted.

2 - 2020	Town of Hopewell Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Jeffries, Emily	
Representative:	Grove Engineering	
Tax Map No(s):	99.00-1-56.000	
Brief Description:	Site plan, area variance and subdivision to create 4 flag lots with 3 driveways on Lincoln Hill Road in the Town of Hopewell. https://www.co.ontario.ny.us/DocumentCenter/View/20530/2-2020-subdivision	

A similar subdivision was reviewed in June of 2016, as referral 76-2016. The ZBA approved the lot width variance which was overturned on procedural grounds in an Article 78 filed by adjacent property owners. The applicant has resubmitted the subdivision plan, with the addition of rain gardens but no changes to lot widths. The accompanying letter references a provision of the Hopewell Rules and Regulations for Subdivisions concerning flag lots.

According to OnCor, the property is not in an agricultural district and not constrained by wetlands or floodplains. There is one small area of 16 to 30 percent slope near the northwest property boundary shared with the residence at 3477 Lincoln Hill Road. The primary site soils are Darien silt loam with 3 to 8 or 8 to 15 % slope. Such soils are

Prime Farmland if drained or Farmland of statewide importance depending on slope

Permeability: moderately high **Erodibility:** high

Hydrological Group C/D **Partially Hydric**

Capability 3w and 3e depending on slope.

Comments

1. No drainage calculations are provided to ensure proposed rain gardens are sufficient to address water quality and quantity impacts from construction of homes, driveways, and septic systems on adjacent properties including FLCC sports fields.
2. The provision of the Hopewell subdivision regulations related to flag lots in Article 1 Section 2 {2nd} paragraph C) subparagraph 2) appear to only apply to agricultural properties in the Farmland Protection Overlay District. In such case, Section 2 C) 2) authorizes the Planning Board to require submission of a cluster subdivision to preserve agriculture. Further, any such cluster development approved by the Planning Board “shall employ combined driveways or other methods that minimize the number of road cuts to the least practical number. “ 2 c) 2) c.

Hopewell Town Zoning Code section 504 A. 2. Defines the Prime Farmland Soil Overlay District to include soils in capability group 1 through 6 and receiving or eligible to receive an agricultural exemption. The applicant has not submitted documentation that the Planning Board has required submission of a clustered subdivision in order to preserve agriculture nor evidence of eligibility for an agricultural exemption.

3. Raised fill septic systems will require review by the NYS Department of Health and must receive a waiver.

2.1 - 2020	Town of Hopewell Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Jeffries, Emily	
Representative:	Grove Engineering	
Tax Map No(s):	99.00-1-56.000	
Brief Description:	Site plan, area variance and subdivision to create 4 flag lots with 3 driveways on Lincoln Hill Road in the Town of Hopewell.	

See information at 2-2020.

2.2 - 2020	Town of Hopewell Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Jeffries, Emily	
Representative:	Grove Engineering	
Tax Map No(s):	99.00-1-56.000	
Brief Description:	Site plan, area variance and subdivision to create 4 flag lots with 3 driveways on Lincoln Hill Road in the Town of Hopewell.	

See information at 2-2020.

3 - 2020	Town of Hopewell Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Amadon, Daniel	
Property Owner:	Daniel Amadon, Roger Cunningham	
Tax Map No(s):	74.00-1-3.110	
Brief Description:	Site plan for addition of 3 bunk silos covering a total of 1.2 acres and 2 concrete manure storage areas with a total of 16,000 SF at Landmark Farms, 2607 SR 488 in the Town of Hopewell. https://www.co.ontario.ny.us/DocumentCenter/View/20531/3-2020-site-plan	

The site plan includes both manure storage facility and bunk silos, though the bunk silos are likely to be developed first. The bunk silos are used to process haylage and silage used for animal feed. They will be connected to an adjacent leachate collection system and a vegetative filter area east of the main barn. This is necessary to manage potential for discharge of leachate with very low pH, high biochemical oxygen demand, and high level of ammonia at harvest time.

<https://www.nrcs.usda.gov/wps/portal/nrcs/detail/ny/home/?cid=STELPRDB1253601> The manure storage is sized to accommodate waste from 450 mature animals for 6 months and will be located between the dairy barn and the shop.

Landmark Farms is a 150 acre dairy farm. The farm is classified by NYS as a Concentrated Animal Feeding Operation and required to maintain a State Pollutant Discharge Elimination System (SEPDES) permits through NYSDEC.

According to OnCor, portions of the farmstead are in the Rocky Run and Canandaigua Outlet watersheds. A portion of the farm is also in the Flint Creek watershed. The property and all adjacent properties are in an agricultural district and not constrained by floodplains or wetlands. There are small areas with slopes of 16 to 30 percent within the farmstead and the drainage ditch near the southern property boundary. Site soils are well drained Honeoye and Lima loams with slopes of 4 percent or less and the following characteristics:

Prime Farmland	of statewide importance
Permeability: moderately high	Erodibility: medium
Hydrological Group C/D	Not Hydric

Comments

1. The PB should formally document any waiving of requirement for stamped site plan in conjunction with construction of agricultural buildings on farms in agricultural districts.

4 - 2020	Town of Hopewell Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Noce, Louis	
Tax Map No(s):	85.03-1-8.00	
Brief Description:	Site plan and special use permit for 153 temporary CMAC event parking spaces at FLCC Honors House, 4340 CR 50 at NYS 5/US 20 in the Town of Hopewell. https://www.co.ontario.ny.us/DocumentCenter/View/20532/4-2020-site-plan	

The site plan and application materials indicate the 2 acre site can accommodate 153 parking spaces while retaining parking aisles 20' wide. A rope barrier will prohibit entering and exiting the site except at the site driveway. The temporary parking use will operate starting 2 to 5 hours before the start of a CMAC event and close when the lot is empty or not more than 2 hours after the event ends. There will be trash and recycling containers on site for customer use. Within 24 hours of the end of an event, all litter will be removed from the site and perimeter barrier and signs will be removed unless parking will be offering within 96 hours (4 days). There will be a minimum of 3 parking attendants on duty during all hours of parking operations. The site will be barricaded if there is no parking allowed at Honor House during some CMAC events.

Comments

1. No perimeter barrier is shown west of the pedestrian exit to ensure this route is not used by exiting vehicles.
2. Will the special use permit include a limit on the number of events allowed per year?
3. Application materials reference a potential location for placement of temporary bathrooms on site, but the location is not shown on the site plan.

4.1 - 2020	Town of Hopewell Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Noce, Louis	
Tax Map No(s):	85.03-1-8.00	
Brief Description:	Site plan and special use permit for 153 temporary CMAC event parking spaces at FLCC Honors House, 4340 CR 50 at NYS 5/US 20 in the Town of Hopewell.	

See information at 4-2020.

5 - 2020	Town of Hopewell Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Davis, Jennifer	
Property Owner:	Widewaters Hopewell C. LLC	
Tax Map No(s):	85.03-1-19.000	
Brief Description:	Site plan for exterior paint and signage replacement at the Walmart store, 4238 Recreation Drive, in the Town of Hopewell. The 12 existing signs will be replaced and a sign for recycling added with a slight reduction in total signage from 650 SF to 647 SF when 1,100 SF is allowed by variance.	

Policy AR-7B: Signage complying with local limits on size and number

The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified SR 96 as a primary travel corridor for tourists visiting Ontario County. The intent is to protect the character of development along primary travel corridors by encouraging local boards to adhere to their adopted laws as much as possible.

Final Classification: Class 1

Findings

1. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

Final Recommendation: The CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

6 - 2020	Town of Farmington Planning Board	Exempt
Referral Type:	Subdivision	
Applicant:	Wright, Gary	
Property Owner:	Wright, Whitney	
Representative:	Greene Land Surveying PLLC	
Tax Map No(s):	19.00-1-10.12	
Brief Description:	Subdivision of 3.5 acre lot from 65 acre parcel at 573 Yellow Mills Road north of Rushmore Road in the Town of Farmington.	

7 - 2020	Town of South Bristol Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Smith, Richard	
Property Owner:	Hawks, Richard	
Representative:	Grove, William	
Tax Map No(s):	185.00-1-64.000	
Brief Description:	Site plan and special use permit for conversion of 3 bedroom home at 6471 SR 21 in the Town of South Bristol to 3 apartments with a total of 4 bedrooms. https://www.co.ontario.ny.us/DocumentCenter/View/20533/7-2020-site-plan	

The .6 acre site soils are primarily Palmyra gravelly loam 0-3 percent. Such soil is well drained, with high permeability and medium potential for erosion. Palmyra soils are in hydrological unit B and not hydric.

Comments

1. Is proposed septic system adequate to treat waste water from additional occupants and kitchens?
2. It may be desirable to show required off street parking on the site plan to ensure appropriate site circulation and no need for backing onto the public ROW.
3. The zoning code Special Use Permit unit size requirements are the same for 1 and 2 bedroom units. The first floor unit appears to be closer to 600 SF, in line with minimum unit size for affordable multi-family housing funded by the NYS Home and Community Renewal and Housing Trust Fund Corporation but not S. Bristol’s SUP standards. The Town of South Bristol should consider revising its unit size requirements to encourage development of affordable housing.

Unit Size	HCR/HTFC Minimum SF	HCR/HTFC Maximum SF	SUP Minimum SF
Studio	450	550	550
One-bedroom	600	725	720
Two-bedroom	750	950	720
Three-bedroom (requires 1.5 bath)	900	1,150	1,000
Four-bedroom (requires 2 full baths)	1,050	1,300	NA

NSYDOT Comments

1. The narrowing of the driveway as shown on the site plan is desirable. Even better would be to narrow the driveway to the western edge of the house. [Google maps street view](#)

7.1 - 2020	Town of South Bristol Zoning Board of Appeals	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Smith, Richard	
Property Owner:	Hawks, Richard	
Representative:	Grove, William	
Tax Map No(s):	185.00-1-64.000	
Brief Description:	Site plan and special use permit for conversion of 3 bedroom home at 6471 SR 21 in the Town of South Bristol to 3 apartments with a total of 4 bedrooms.	

See information at 7 -2020.

8 - 2020	Town of South Bristol Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Venezia & Associates	
Property Owner:	Swartout, Steve	
Tax Map No(s):	187.07-1-17.200	
Brief Description:	Site plan for demolition of a seasonal residence and construction of a new home on a .5 acres lot at 5737B Seneca Point Road in the Town of South Bristol. Existing 3 season stone room to remain.	

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

Policy AR-5: Applications involving one single family residential site, including home occupations.

The intent of this policy is to:

- Address residential development that may infringe on County ROW’s or easements for roads and other infrastructure.
- Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
- Address impacts to ground and surface waters

C. Applications subject to policy AR-5 and not involving lakefront lots with coverage, or side or lakefront setback variances or with encroachments on County right-of-ways.

Final Classification: Class 1

Findings:

1. One-and two-family residential uses represent 63% of the 49,354 parcels on the 2017 Ontario County assessment roll. Between 2012 and 2017 1,067 single family residential parcels were added and 13 two-family were removed. These parcels represent 89% of all parcels added county-wide.
2. Collectively individual residential developments have significant impacts on surface and ground water.
3. Proper design off on-site sewage disposal is needed to protect ground and surface waters.
4. Proper storm water and erosion control is also needed to achieve that same end.
5. Proper sight distance at access points along County roads is an important public safety issue of county wide significance.
6. Standards related to protecting water quality and traffic safety have been established by agencies such as the American Association of State Highway and Transportation Officials (AASHTO), and NYSEDC.
7. These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met

Final Recommendation – With the exception of applications involving lakefront properties involving side, lake, or lot coverage variances or encroachments to County owned right-of-ways described in AR Policy 5 Parts A and B, the CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

Comments

1. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District or Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.
2. If other parcels have and will continue to have access to the dock and lake on the annexed parcel to the south or the shale beach on the annexed area to the north east, formal easements should be put in place.
3. Soil and material stockpiles are shown outside the limit of work.

OCSWCD Comments

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

9 - 2020	City of Geneva Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Costich Engineers	
Property Owner:	Marchenese Auto Wash	
Tax Map No(s):	104.14-6-41 104.14-6-42 104.14-6-40 104.14-6-36.100	
Brief Description:	Site plan, subdivision, and use variance for demoliition of existing auto wash at 86 Norwood Avenue in the City of Geneva, annexation of 3 adjacent parcels at 396 and 400 Hamilton Street and 77 Spring Street, and construction of a new auto wash. The use variance is needed because the northern half of the Spring Street parcel is in the R-1 district. https://www.co.ontario.ny.us/DocumentCenter/View/20534/9-2020-site-plan https://www.co.ontario.ny.us/DocumentCenter/View/20541/9-2020-planting-plan https://www.co.ontario.ny.us/DocumentCenter/View/20535/9-2020-subdivision	

The proposed auto wash will include a 3,450 SF building on a 1.21 acre site, 8 parking spaces, 3 waste water reclamation tanks, an oil separator, and 13 vacuum stations. Proposed redevelopment will involve demolition of the existing auto wash and the single family homes on the 3 parcels to be added to the development site. The existing auto wash was developed in 2010 with a use variance to allow construction on a .53 acre property partially in the Highway and R-1 zoning districts.

The existing site access is off Norwood Avenue. Proposed site access would include driveways off Norwood Avenue and Spring Street. The new site plan includes a wash building by-pass lane. The proposed redevelopment also will include two bio retention areas and trees, shrubs and perennials planted in a mulched bed around existing trees along the property line with the residential district/use on Spring Street.

Other adjacent land uses includes a gas station and motor vehicle service station at Hamilton Street and Norwood Avenue, a bank and neighborhood and regional shopping centers to the south across NYS5/US 20, and a pharmacy at the corner of Hamilton Street and Spring Street.

Comments

1. There are no trees or shrubs planned along Hamilton Street or most of the Spring Street frontage.
2. The use variance financial hardship analysis should be based on the Spring Street property only.
3. Demolition debris should be recycled, if opportunities exist, or disposed of at a permitted facility.
4. Proposed lighting will be 1 foot-candle opposite the residence at 76 Spring Street. The light level may negatively impact the residence on the west side of Spring Street.

9.1 - 2020	City of Geneva Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Costich Engineers	
Property Owner:	Marchenese Auto Wash	
Tax Map No(s):	104.14-6-41 104.14-6-42 104.14-6-40 104.14-6-36.100	
Brief Description:	Site plan, subdivision, and use variance for demoliition of exisitng auto wash at 86 Norwood Avenue in the City of Geneva, annexation of 3 adjacent parcels at 396 and 400 Hamilton Street and 77 Spring Street, and construction of a new auto wash. The use variance is needed because the northern half of the Spring Street parcel is in the R-1 district.	

See information at 9-2020.

9.2 - 2020	City of Geneva Zoning Board of Appeals	Class: 2
Referral Type:	Use Variance	
Applicant:	Costich Engineers	
Property Owner:	Marchenese Auto Wash	
Tax Map No(s):	104.14-6-42	
Brief Description:	Site plan, subdivision, and use variance for demolition of existing auto wash at 86 Norwood Avenue in the City of Geneva, annexation of 3 adjacent parcels at 396 and 400 Hamilton Street and 77 Spring Street, and construction of a new auto wash. The use variance is needed because the northern half of the Spring Street parcel is in the R-1 district.	

See information at 9-2020.

10 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	German, Rich & Peter	
Tax Map No(s):	113.13-1-10.000	
Brief Description:	Area Variance for replacement sign at German Brothers Marina 3907 CR 16 in the Town of Canandaigua.	

The previous sign was granted an area variance to allow a height of 13.5' when a height of 7' is allowed and a front setback of 4.3' when 15' is required. The replacement sign that has already been installed has a height of 18' above ground level and has a front setback of 10.2'. The impact of the higher sign height may be somewhat mitigated by its location further from the ROW on ground at a lower elevation.

Policy AR-7: Signs

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

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

Final classification: Class 2

Findings:

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

Final Recommendation – Denial

11 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Bayer Landscape Architecture	
Property Owner:	Wegman, Dan	
Tax Map No(s):	140.18-1-16.000	
Brief Description:	Site plan and 3 area variances for adding a tennis court with perimeter retaining wall, 325 SF pavillion, and associated fencing, drainage, and planting at 4885 CR 16 in the Town of Canandaigua. Changes will result in a 7,900 SF increase in lot coverage from 21 to 27 percent when 25 % is allowed. Additional variances for size and height of pavillion. https://www.co.ontario.ny.us/DocumentCenter/View/20536/11-2020-extracted--Site-Plan-and-steep-slope-map	

The proposed shade pavillion is 325 SF when accessory buildings in the Lakefront Residential District are limited to 100 SF. The proposed height of the pavillion is 18' when 10' is allowed. The site plan also indicates relocation of a portion of the driveway, reworking of the existing stormwater management system to include 3 rain gardens with 600 SF of area and trench drains around the tennis court to address stormwater quality and quantity impacts. The activities will disturb more than an acre of land.

The applicant states the tennis court will not be visible from the Lake, CR 16 or from neighboring properties and that the size of the pavilion is necessary to accommodate the applicants need. The justification for the height of the pavilion is to accommodate a building appropriately scaled to the size of the house. The application does not mention visibility of the pavilion.

The site modifications will involve disturbance of 20,437 SF of steep slopes including 4,190 SF with slopes of 25 to 40 % and 1,586 SF with slopes of more than 40%. The Town’s Zoning Law Determination preliminarily indicates the proposed changes comply with the Town of Canandaigua Steep Slope Law and that changes work with the natural elements of the site rather than making the site fit the development goals of the landowner and minimize land disturbance, cut and fill operations, tree removal and alternation of natural drainage. Additional review will occur as part of site plan review. The Steep Slope Law also requires evaluation of any retaining walls greater than 4’ high by a professional engineer.

Comments

1. It appears the topsoil stock pile and the material staging area are in an area of 25-40 % slope rather than an adjacent available land with 15 to 25% slope.
2. What outdoor lighting will be installed? Any court lighting should be dark sky compliant.

11.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Bayer Landscape Architecture	
Property Owner:	Wegman, Dan	
Tax Map No(s):	140.18-1-16.000	
Brief Description:	Site plan and 3 area variances for adding a tennis court with perimeter retaining wall, 325 SF pavillion, and associates fencing, drainage, and planting at 4885 CR 16 in the Town of Canandaigua. Changes will result in a 7,900 SF increase in lot coverage from 21 to 27 percent when 25 % is allowed. Additional variances for size and height of pavillion.	

See information at 11-2020.

12 - 2020	Town of Bristol Zoning Board of Appeals	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Barrett, Jason	
Property Owner:	85wmeLLC	
Representative:	Riker, Sandy	
Tax Map No(s):	137.00-2-14.130	
Brief Description:	Special use permit for a 1,080 SF seasonal camp at 7209 CR 32 west of South Hill Road in the Town of Bristol. https://www.co.ontario.ny.us/DocumentCenter/View/20537/12-2020-Barrett-septic-design-12-15-19	

The proposed use is located on a 19 acre lot. The site plan also indicates a future location for a 4 bedroom home that would share a driveway and septic system with the seasonal camp. The applicant has submitted a request to add the property the agricultural districts. The current agricultural use of the property is growing white oak trees for distilling barrels and juniper bushes to make gin. The property owned anticipates adding beehives in several years.

According to OnCor, the site is not in an agricultural district or constrained by wetlands or floodplains. The cleared portion of the site along the eastern property line and the west half of the CR 32 frontage have slopes less than 10 percent. The wooded area mostly has slopes of greater than 16 percent with the stream channel through the wooded portion of the site having slopes of more than 60 percent. OnCor shows a different or additional stream corridor through the eastern portion of the site. Soil characteristics are as follows:

Western CR 32 frontage: Orpark Silt loam, 8 to 15 %

Farmland of statewide importance

Permeability: moderately high

Erodibility: high

Hydrological Group D

Partially Hydric

Cleared Area: Guyanoga channery silt loam fan 3-8 percent

Prime Farmland

Permeability: high **Erodibility:** medium

Hydrological Group B **Not Hydric**

Woods/western portion of stream: Rock outcrop- Arnot complex 35 to 80 % slope

Not Prime Farmland

Permeability: not rated **Erodibility:** unknown

Hydrological Group N/A **Hydric classification unknown**

Comment

1. The referring board should confirm existing stream locations and ensure proposed construction activities will not disturb existing drainage patterns.
2. What provisions are being made now or in the future to minimize impact of increased impervious surfaces?
3. The referring board should require confirmation of adequacy of well water with regard to quantity and quality? Will future 2nd kitchen require adjustment to septic requirements?
4. The future house location is within 100' of the proposed well. What wellhead protection will be provided during future site development activities?
5. Can the modular building established as a seasonal camp be converted to year round occupancy? Does it meet energy code requirements?
6. Are 2 residences allowed on single parcel once the 4 BR home is built? Will future home construction make the accessory dwelling non-forming with regard to location in front of the primary structure?

13 - 2020	Town of Victor Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	DeHollander, Scott	
Brief Description:	Five lot clustered subdivision on 1.8 acres of a 23.09 acre parcel on Aldridge Road in the Town of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/20538/13-2020	

The initial phase of the Scout Reserve subdivision was reviewed in June 2018 as referral 85-2018. The subdivision created 7 lots fronting on Aldridge Road from a 28.72 acre parcel. The subdivision included placement of conservation and open space easements on just over 16 acres. Preserved lands included some but not all of the 11 acres of regulated wetlands, an intermittent stream channel, and some of the lot's steeply sloped area.

The currently proposed subdivision creates 5 building lots on a shared private driveway with HOA and maintenance agreement from Lot 2, a 23 acre lot created in the initial subdivision. There is also a 10.29 acre remainder lot proposed. The proposed building lots will range in size from .57 to 8 acres and will be served by public water and sewer service. The lots are proposed as a clustered subdivision because they include 20' rather than 100' of road frontage. The subdivision will require a Planning Board waiver to allow 5 not 3 lots on a 16' private driveway. The driveway does have a wider pull off area to facilitate 2 way travel and emergency vehicle access.

As part of the previous subdivision, the Army Corps of Engineers permitted a .10 acre disturbance of the wetland area associated with an intermittent stream for development of a home on lot 2. This subdivision proposes an additional .016 acres (695 SF) of ACOE regulated disturbance to extend the driveway for lots 2.3 and 2.4. This will include placement of 1,500 SF of fill.

The engineer's report indicates a total of 15,500 SF of added impervious surface and disturbance of 1.88 acres. The report also indicates home sites were sited to allow basements with gravity drains and separation from Thruway noise and natural features.

The proposed subdivision and approximately 75 acres of adjacent land drain to the onsite wetland pond which discharges to a 60" culvert under the Thruway and on to Ganargua Creek. Based on estimated 35 minute rainfall intensity of 3.14 inches/hour in a 10 year storm and 5.29, inches/hour in a 100 year storm, projected peak run-off would increase 4 percent to 30.50 cfs in a 10 year

storm and 1.7 percent to 85.30 cfs in a 100 year storm. Given the magnitude of the increased projected runoff, no modification of the Thruway culvert is proposed.

The proposed on-site storm water conveyance system includes three culverts:

- one 30” smooth interior corrugated polyethylene pipe (SICPP) which conveys the intermittent stream under the shared driveway
- one 24” SICPP which conveys transient drainage from lot 1 and lot 2.1 west of the driveway under the shared driveway
- one 24” driveway culvert which conveys drainage under the shared driveway crossing of wetland B.

Comments

1. What is the length of the shared private driveway? The estimate of added impervious surface does not appear to include the shared driveway.
2. What amount of steep slope disturbance will be associates with development of lots 2.2 and 2.3?
3. The referring board should clarify how inclusion of conservation lands in previous subdivision impacts the maximum allowable development density of the proposed subdivision and whether any future subdivision/development potential exists for any of the proposed lots or the Victor Egypt Road frontage of the remainder lot that is outside the regulated wetland.

14 - 2020	Town of Farmington Planning Board	Class: 1 Late Referral
Referral Type:	Special Use Permit	
Applicant:	RAM@@@ LLC	
Representative:	McMahon LaRue Associates, PC	
Tax Map No(s):	17.00-1-28.000	
Brief Description:	Special use permit for a mini-storage use at 6006 Loomis Road in the Town of Farmington. https://www.co.ontario.ny.us/DocumentCenter/View/20401/252-19-variance-plan	

The proposed development would include 3 buildings with 13,200 SF on a 1.54 acre site. This project was previously reviewed in December 2019 as referral 252-2019 for an area variance to reduce the setback from the NYS Thruway from 30’ to 10’. This variance was approved on December 23, 2019 with 10 conditions including screening from the Thruway and adjacent pre-existing non-confirming residential uses along Loomis Road, no outdoor storage , no words on the and limited hours of operation/site access to 7 am to 10 pm.

Mini- warehouses are allowed by special use permit in the GI district. One of the special use permit conditions it a minimum lot size of 2 acres. There was an area variance granted on11/6/91 allowing development of a mini-warehouse use on this 1.54 acre site.

Comments

1. The application materials do not document compliance with 165-84.1 N regarding limits on the number and location of large 100 SF storage units, 165-84.1 Y and Z regarding required landscaping, 165-84.1 FF regarding adequacy of the internal circulation system for emergency vehicles or other relevant SUP standards.