

**ONTARIO COUNTY PLANNING BOARD**

Referrals for Review at the: **Coordinated Review Committee Meeting –May 7, 2019 at 3:30pm**  
**County Planning Board Meeting –May 8, 2019 at 7:00pm**

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

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82 - 2019	Town of West Bloomfield Town Board	Withdrawn
Referral Type:	Local Law	
Applicant:	Town of West Bloomfield	
Brief Description:	Local law to add chapter to zoning code and add definitions related to solar energy systems in the Twon of West Bloomfield.	

83 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Crown Castle -Sprint	
Representative:	Barclay Damon	
Tax Map No(s):	14.02-1-6.200	

Brief Description:	Site plan and special use permit for upgrading equipment on existing cell tower at 795 Old Dutch Road north of the railroad ROW in the Town of Victor.
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This application involves removal and replacement of 6 panel antennas and 3 cables and the installation of 3 remote radio heads and 6 splitters.

83.1 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Crown Castle -Sprint	
Representative:	Barclay Damon	
Tax Map No(s):	14.02-1-6.200	
Brief Description:	Site plan and special use permit for upgrading equipment on existing cell tower at 795 Old Dutch Road north of the railroad ROW in the Town of Victor.	

See information at 83-2019.

84 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Morrell Builders	
Property Owner:	Bluestone Creek Development LLC	
Representative:	145 Culver Road	
Tax Map No(s):	14.02-1-6.116	
Brief Description:	Site plan for construction of a 33,600 SF flex space building to accommodate office, manufacturing, and warehouse space of multiple tenants on 3 acre lot at 7901 Lehigh Crossing in the Town of Victor. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17881/84-19-Utility-Plan">https://www.co.ontario.ny.us/DocumentCenter/View/17881/84-19-Utility-Plan</a>	

The proposed building and parking represent 25 percent building coverage when 40 percent is allowed and 74 percent lot coverage when 76 percent is allowed. The building is expected to accommodate 60 employees and there are 84 parking spaces proposed, including 8 labeled for handicapped persons.

According to provided narrative, the proposed development is to be similar in character to the other lots previously developed and will include lighting, landscaping, parking, and loading dock access similar to existing buildings. The landscaping adjacent to the Lehigh Valley Trail to the rear of the proposed building will match landscaping installed during the development of Lot 8. Management of stormwater quality and quantity impacts will be handled by the existing storm water management facilities constructed for the business park.

The landscaping plan proposes a staggered mix of spruce, maple, and firs along the Lehigh Valley Trail and several additional trees along the internal trail connecting the Lehigh Trail to the 93 acre municipal park to the north.

85 - 2019	Town of South Bristol Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Fields Construction Inc.	
Property Owner:	Seneca Point Properties LLC	
Tax Map No(s):	168.20-1-42.100	
Brief Description:	Site plan amendment for development of carriage house at 5734 Seneca Pont Road in the Town of South Bristol.	

The Planning Board previously approved a site plan for development of a guest house with a footprint of 3,554 SF and near maximum lot coverage. The amendment reduces the building footprint to that of the existing foundation, 3,247 SF and provides a 4 car garage on the first floor with potential for development of a 3 bedroom/3.5 bathroom apartment above. Site plan changes also remove a front patio, gazebo, rear patio and fire pit, and reduce the height of the building to within the height limit. The site retains a large permeable paver driveway area.

<b>86 - 2019</b>	<b>Town of Canandaigua Town Board</b>	<b>Class: 2</b>
Referral Type:	Text Amendment	
Applicant:	Town of Canandaigua	
Brief Description:	Text amendment to allow multi-tenant development signs within the CC zoning district along SR 332 and SR 5/US 20 in the Town of Canandaigua. Proposed front setback is 33' when 60' is required. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17883/86-2019-Multi-Tenant-Signage-2019-04-16">https://www.co.ontario.ny.us/DocumentCenter/View/17883/86-2019-Multi-Tenant-Signage-2019-04-16</a>	

Proposed text amendments to the Town sign code would permit:

1. Roof mounted signs not exceeding district height limits.
2. One ground mounted development identification sign in the CC, NC, RB-1, LI, I or PUD districts where more than one principal building or use is sited on a single lot as in a shopping plaza or office or industrial park. Sign may identify the complex as a whole and not individual businesses. Sign to not exceed 20' in height nor 40 SF per face or 80 SF if double sided.
3. Multi-use development identification sign which permits the name of the development and individual business names on parcels fronting on SR 332 or SR5/US 20 in the CC district. Adjacent businesses that share an access may apply for a SUP to allow listing on an adjacent parcel's multi-use development identification sign. Permitted size and height of sign varies with floor area of development and speed limit of adjacent roadway.

Multi-Use Development Identification Signage

Development Floor Area	Single Side Max. SF	Max. Height
<15,000	40	16
15,000-24,999	60	17
25,000-49,999	80	18
50,000-74,999	100	19
>75,000	120	20

- Multiplier of 1.25 sq. ft. and +2 ft. height (22 ft. max) for signs perpendicular to 55mph or greater roadways.
  - Multiplier of 1.25 sq. ft. for signs that stay below 16 ft. height.
4. Limits building signage within a multi-use development to 10' in height and 1 SF of sign for each foot of building frontage.
  5. Requires all ground signs to include 4" reflective street identification number incorporated into the sign face or supporting structure.

Comments

1. Clarify whether multi-use development sign requirement to use "same or similar architectural elements and materials as the building" allows colors/logos of individual businesses.
2. Consider including property line setback for multi-use development signs.
3. Consider providing standards for sign illumination.
4. Requiring a SUP for a use to be listed on a multi-use development sign on an adjacent property may discourage use of this desirable reduction in sign clutter.

<b>87 - 2019</b>	<b>Town of Hopewell Planning Board</b>	<b>Class: 1</b>
Referral Type:	Site Plan	
Applicant:	Abate, Tom	
Representative:	McCormik Engineering PC	
Tax Map No(s):	72.00-1-20.000	
Brief Description:	Site plan for 15,000 SF new warehouse in front of existing All About Books warehouse on a 6.9 acres site at 2471 SR 21 in the Town of Hopewell. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17884/87-2019-Aerial">https://www.co.ontario.ny.us/DocumentCenter/View/17884/87-2019-Aerial</a> <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17885/87-2019-Landscape-Plan">https://www.co.ontario.ny.us/DocumentCenter/View/17885/87-2019-Landscape-Plan</a>	

The site and adjacent lands are zoned I-1 Industrial. Adjacent land use to the northeast along SR 21 is industrial.

Other adjacent land uses include 2 single family homes to the southwest along SR 21 and 4 additional single family homes in the across SR 21. These homes are also in the industrial district. The site backs to the Finger Lakes Railway.

This development involves disturbance of .97 acres including the 15,000 SF building, and 19,400 SF paved area. Other site changes include 5 parking spaces and frontage landscaping of deciduous trees planted 50' on center interspersed with evergreens planted

50' on center. No provisions for control of additional stormwater are provided. The lot coverage will increase from 22 to 33 %. Dominant soils are Schoharie silty clay loam 0-3 % slope with the following characteristics:

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

88 - 2019	Town of Hopewell Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Meyer, Mark	
Property Owner:	Iverson Ventures LTD	
Representative:	Schultz Associates PC	
Tax Map No(s):	85.03-1-18.000	
Brief Description:	Site plan and special use permit to construct a 218 space inventory parking lot immediately east of the existing Mark's Leisure Time Marine sales and repair facility located at 4336 Recreation Drive in the Town of Hopewell. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17886/88-2019-Aerial">https://www.co.ontario.ny.us/DocumentCenter/View/17886/88-2019-Aerial</a> <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17887/88-19-Erosion-Control">https://www.co.ontario.ny.us/DocumentCenter/View/17887/88-19-Erosion-Control</a>	

The 3.2 acre site is zoned C-1 Retail/Commercial. The site is adjacent to Mark's Leisure Time Marine offering sales of new and used boats, parts, and repair services. The proposed parking area will disturb approximate 2.17 acres and be connected to the existing asphalt parking area via a 24' wide driveway. The new parking will also have a 26' wide access connection off Recreation Drive near the eastern property boundary. This access is likely not aligned and not sufficiently off-set from the 2<sup>nd</sup> access to Roseland Bowl and is near the curve of Recreation Drive. The site plan does not retain a connection from Recreation Drive to the existing stone access drive extending from the site to the adjacent site to the east.

The site drains east to west. Runoff from the parking area will drain to a proposed stormwater pond on the western portion of the site between the existing building and the proposed parking area. From the pond, stormwater will outlet to the storm sewer along Recreation Drive and then into an existing open drainage way located to the west of Roseland Bowl which ultimately drains to the Canandaigua Outlet.

The site plan indicates 61 percent lot coverage when 85 percent is allowed and 25 percent green space. Lighting levels range from 2 foot-candles at poles to .1 foot-candles at property boundaries. There are existing street trees in the Recreation Drive ROW.

Proposed landscaping includes birch, service berry, spruce and forsythia along the perimeter of the parking area/stormwater management area including along the property frontage. The parking area is setback 30' from the north property line to allow retention of existing trees and brush along a portion of this property boundary.

According to OnCOR the site is not located in or adjacent to an agricultural district and is not constrained by steep slopes, wetlands, or floodplains. Primary site soils are Odessa silt loam, 0-3 percent slope with the following characteristics:

**Prime Farmland, if drained**  
**Permeability:** moderately low     **Erodibility:** very high  
**Hydrological Group** C/D             **Partially Hydric**

**Comments**

1. Is the parking area for boat storage or boat sales? What are the dimensions of the parking spaces? Is additional customer parking required?
2. The intent statement of the C-1 district indicates most business activities are intended to be conducted within a completely enclosed building. A limited area may be used for seasonal outdoor product display or storage.
3. What setback and screening requirements apply to the proposed use? Off-street parking standards in section 1102 require parking areas to be no closer than 20' to the ROW and located to the side or rear of a primary building, which in the C-1 district would require a 60' front setback. Landscaping standards in section 1003 require at least a 5' landscaped area along the ROW

and 1 tree to provide shade per 10 parking spaces. Landscape islands are required at the end of parking rows with additional islands within any parking aisle for every additional 15 spaces. The minimum size of a landscape island in a parking area is 360 SF or the size of 2 typical parking spaces.

4. How is access for farm vehicles or future development provided to the landlocked parcel zoned High Density Residential north and east of the subject property? Is there an access easement from this site through the adjacent Widewaters property on Recreation Drive?
5. If the parking area will be plowed, a snow storage area should be identified on the site plan.

89 - 2019	Town of Hopewell Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Vaccaro, Dean	
Representative:	Marks Engineerinbg PC	
Tax Map No(s):	58-1-45.200	
Brief Description:	Site plan for conversion from retail to personal service of a 3,237 SF building at 2163 SR 21 north of Chapin in the Town of Hopewell.	

The site is zoned SB-MU and was most recently an auto body shop. Redevelopment for a personal service use includes a fence to the south of the driveway, an 8 SF building sign, and replacement of the on-site septic system. Adjacent uses include a residential use to the south, a vet with a kennel to the north, a residential use and gas measuring station across SR 21, and Finger Lakes Roadway to the rear.

**OCSWCD Comments on proposed replacement septic system**

1. It appears the soil investigation was conducted on 12-20-18. It is important the soil was not frozen during the percolation tests.
2. The deep hole data notes red clay at 36"-48". Is the required 4' of usable soil available?
3. The plan shows a pump station with a high level alarm. Is it possible to gravity feed effluent from the new septic tank to the new distribution box/leach field? Also, is the 24"x58" pump basis shown on the plan undersized?
4. The plan does not appear to show a 50% expansion area.
5. The plan does not appear to show on the map which perc test hole is which.
6. Will the existing leach area be removed?

90 - 2019	Village of Naples Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Williams, David & Shanna	
Property Owner:	Wordingham, Al	
Tax Map No(s):	201.10-1-9.000	
Brief Description:	Site plan and special use permit for construction of five 30'x110' mini-storage buildings at 11 Toby Street in the Village of Naples. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17888/90-2019-Aerial">https://www.co.ontario.ny.us/DocumentCenter/View/17888/90-2019-Aerial</a> <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17889/90-2019-site-plan">https://www.co.ontario.ny.us/DocumentCenter/View/17889/90-2019-site-plan</a>	

The applicant controls 3 lots totaling 1.39 acres in the C-3 Commercial District. The C-3 district is subject to the same bulk standards as the C-1 district. Properties across the street and to the west are in the C-3 district. Properties to the east on both sides of the road are in the R-1 district with all but the southwest corner lot at Toby Street and SR 21 in the Community Service Property Overlay. The C-3 district was recently amended to allow mini-storage uses not exceeding 300 SF and having individual outdoor entrances.

Each building is 3,300 SF for a total future building coverage of 16,500 SF. The site plan indicates 3 street trees in the Toby Street ROW along the lot frontage, although OnCor appears to locate them on the parcel. The site plan indicates buildings are setback 21' from the ROW with a 20' gravel driveway in front of the buildings. The manufacturing use to the north west was built in 1910 and is setback about 5' from the edge of pavement. The storage building to the southeast built in 1970 is setback approximately 38' from the ROW. The two homes across Toby Street are setback 15' to 25' from the ROW. Behind the proposed buildings is Hazlitt's Red Cat Cellers' sewer treatment plant.

The proposed development has been evaluated based on the 1-year, 24 hour storm event which is projected to produce 2.19” of rain and 323 cubic feet of runoff per hour. The site plan indicates a 750 SF grass swale at the eastern end of the perimeter drive which can store approximately 812 SF of run-off and infiltrate 102 CF of runoff per hour. The grass area downgrade of the swale is approximately 6,200 SF and is projected to infiltrate approximately 842 CF of runoff per hour. The site plan indicates an open ditch to the north of the site on an adjacent site and an open ditch to the east of the property on an adjacent property.

**Comments**

1. Does the lot coverage include the Toby Street pavement within a ROW on the lot?
2. What frontage vegetation will be retained, replaced, or enhanced? Is frontage landscaping necessary to screen the use from the residential uses across the street?

90.1 - 2019	Village of Naples Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Williams, David & Shanna	
Property Owner:	Wordingham, Al	
Tax Map No(s):	201.10-1-9.000	
Brief Description:	Site plan and special use permit for construction of five 30'x110' mini-storage buildings at 11 Toby Street in the Village of Naples.	

See information at 90-2019.

91 - 2019	Town of Farmington Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Sonbryne Sales Inc	
Property Owner:	6215 Route 96 Associates LLC	
Representative:	Brurelle, Christian	
Tax Map No(s):	29.00-1-48.1	
Brief Description:	Site plan for redevelopment of a 1.99 acre lot at 6215 SR 96 at Mertensia Road in the Town of Farmington as a 4,232 SF Bryne Dairy convenience store and fueling facility. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17895/91-2019-Aerial">https://www.co.ontario.ny.us/DocumentCenter/View/17895/91-2019-Aerial</a> <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17896/91-2019-Site-Plan">https://www.co.ontario.ny.us/DocumentCenter/View/17896/91-2019-Site-Plan</a>	

In addition to the 4,232 SF building, proposed site features includes 6 fuel pumps with 12 fueling locations under a 24’ canopy. Development activities are expected to disturb 1.6 acres. Following site development the lot coverage will include 11 % for building and fuel canopy, 42 % for pavement, and 47 % pervious cover including stormwater management facility. The engineer’s project narrative indicates the stormwater management facility discharges to the Mertensia Road storm sewer.

Site plan indicates a dumpster in the southwest corner near the stormwater management facility and locations of eleven 17’ light poles, 12 recessed canopy lights, and 5 wall mounted lights, all dark sky compliant. No photometric plan was provided. No circulation plan or lighting for the proposed ATM is indicated on the site plan. The site plan includes provision of 37 parking spaces when 26 are required.

Landscaping appears to include a 12’ buffer of evergreens along Pat Drive and the southern portion of Northrup Lane, street trees in the 27’ setback along the SR 96 frontage and remaining portion of Northrup Lane, and plantings is the island on the east side of the SR 96 entrance and around the sign 16’ from the ROW near the intersection of SR 96 and Mertensia Road. No landscaping is indicated along the Mertensia Road frontage. The site plan appears to indicate retention of a tree along the SR 96 frontage and several along the western property line in the vicinity of the closest mobile home driveway but not along Pat Drive or the interior of the site. Proposed signage includes a 49 SF building sign and a 64 SF 15’ high freestanding sign, both of which are internally illuminated. No canopy signage is proposed.

The site is zoned GB and in the Major Thoroughfare Overlay District. Adjacent land uses includes a mobile home park to the west and to the south of the Mertensia Road access at Pat Drive; undeveloped land and a secondary access drive to the Tops grocery store at Farmington Market Center to the east; and a car wash, a power sports vehicle dealer, and a residence to the north of SR 96 all zoned GB.

The included traffic study indicates existing operating speeds are 47 to 52 mph in the 45 mph zone and existing gaps in traffic are sufficient to accommodate projected 140 peak hour trips. Site trip generation is based on 60% bypass traffic and background traffic increase is projected at 1 % per year.

According to the NYSDEC Environmental Resource Mapper, there are no DEC wetlands on or within 100’ of the site. According to the US Fish and Wildlife Service Wetland Online Mapper there are no Federal wetlands on the site. According to the National Flood Insurance Program Flood Boundary and Floodway Map the site is not in the 100 year flood plain.

The existing site driveways operate at Level of Service (LOS) C with 15 to 25 second peak hour delay. Following development, site driveways operation will decline to LOS D with 25 to 35 second peak hour delay.

**Comments**

1. The site plan indicates pedestrian access to the building from the Mertensia Road sidewalk, but not from SR 96.
2. To tie this site into the Town Center anchored by Tops, the streetscape treatments and light poles should be consistent. In any case pedestrian scale lighting (12 to 14’ poles) is desirable.
3. How does the internal site circulation discourage cut through traffic? Vehicles exiting the site to Mertensia Road by making a left turn will be required to stop at the stop sign and likely again in the intersection. Locating the building adjacent to the grass area along Mertensia Road would avoid this intersection and provide a location for outdoor tables which can be accessed without introducing vehicle-pedestrian conflicts. The site circulation would still have to address how to discourage cut through traffic.
4. Is a 64 SF sign needed for readability given the proximity of the freestanding sign to the road?
5. Will the applicant plant grass or other low vegetation in the area between the curb and the sidewalk in the NYSDOT ROW?
6. Will green infrastructure be incorporated at the parking area perimeter?
7. The applicant should justify provision of parking in excess of code requirements.
8. Locating buildings near the sidewalk, parking to the rear, and transparent windows contributes to a pedestrian friendly streetscape.
9. The distance from the proposed driveway to Northrup Drive is less than the 220’ required by the MTOD regulations.
10. A motor vehicle service station also requires special use permit and re-referral to CPB.
11. Planning Board to ensure the proposed buffer to residential uses to the west and south complies with the requirements of 165-57 and the Route 96/Route 332 Corridor Development Plan.

92 - 2019	City of Geneva Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Ramada Geneva Wyndham	
Representative:	Hintenaach, Andrew	
Tax Map No(s):	104.12-2-29.2	
Brief Description:	Special use permit for event pavillion on the lakeside of the Ramada Hotel at 41 Lakefront Drive in the City of Geneva.	

In previous years the Ramada has erected a white vinyl tent along the Lakeside promenade. This application proposes a slightly larger 3,080 SF permanent rustic pavilion with operable glass doors. The building is expected to use downspouts with splash blocks and sheet flow to the Seneca Lake.

**Comments**

1. The pavilion appears to extend slightly onto City of Geneva property? Has the applicant secured an additional easement from the city to authorize this encroachment?
2. The tent/pavilion area appears to be grass. What provisions have been made to mitigate the stormwater impacts of this additional impervious surface?

93 - 2019	Town of Richmond Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Dowland, Eric	
Tax Map No(s):	150.17-1-10.000	
Brief Description:	Area variance to locate deck 25 feet from waterline when 50 feet is required at 5268 Cottage Cove in the Town of Richmond.	

According to OnCor there are no wetlands or steep slopes along this segment of shoreline.

94 - 2019	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Costich Engineering	
Property Owner:	Goal Investments. LCC	
Tax Map No(s):	84.00-1-26.120	
Brief Description:	Technical review of an application to subdivide the 9.2 acre Big Lots parcel at Townline Plaza to create a 1 acre lot for development of a carwash and associated changes to internal circulation including abandoning a portion of the perimeter access road at 4406 SR5/US 20 in the Town of Canandaigua. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17890/94-2019-Aerial">https://www.co.ontario.ny.us/DocumentCenter/View/17890/94-2019-Aerial</a> <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17891/94-2019-Site-Plan">https://www.co.ontario.ny.us/DocumentCenter/View/17891/94-2019-Site-Plan</a>	

The Town of Canandaigua code requires a minimum lot size of 10 acres for a shopping center or plaza. Existing Lot 1 is 9.29 acres and the proposed subdivision would create a new lot 4 of 1 acre lot for the proposed car wash and reduce the size of Lot 1 to 8.29 acres. The lot width in the CC district is 500'. The proposed subdivision would result in Lot 1 and Lot 4 each having 175' lot widths. These proposed lot dimensions would each require a variance.

**Comments**

1. How will delivery and emergency vehicles travel to rear of plaza and loading docks following development on the western portion of the perimeter access road?
2. Are car wash employee parking spaces sufficient?
3. How do vehicle access the 3 vacuum stalls closest to the building?
4. How do people exit the 6 western vacuum stations if they are not getting their car washed?
5. More than 1 vehicle at the stop control for vehicles traveling from the western Big Lots parking area to the signalized access driveway would block the exit from the carwash to the plaza.
6. Will the signal queue block the right turn exit from the car wash?
7. There is no by-pass lane for those who mistakenly enter the car wash queue thinking it is still the way to the plaza exit or for waiting vehicles if the car wash is temporarily inoperable.

95 - 2019	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Gray, Richard & Kimberly	
Tax Map No(s):	98.0901015.000	
Brief Description:	Site plan and area variance for replacement of a house and garage at 4959 Island Beach Drive in the Town of Canandaigua.	

Applicant proposes to tear down existing structures and construct a new single family home, retaining wall, and detached garage. The existing lot is less than 50% of the required size and lot width. The following table summarizes pre-existing nonconformities, proposed setbacks, and required setbacks. The proposed development reduces the degree of non-conformity for all but the front setback. Therefore the front setback requires an area variance and the other deviations are allowed.

Setback	Existing nonconformity	Proposed Setback	Required Setback
Rear (Lake)	22.9'	23.5'	30'
Dwelling front setback	14.25' or 15'	10.8'	50'



Garage front setback	.4'	20.3'	50'
Retaining wall setback	0'	2.3'	8'
Lot coverage	47.9%	43.6%	40%

According to OnCOR there are slopes of 16 to 30 percent near the shoreline, likely the existing retaining wall. OnCOR also shows the floodplain covering the front third of the lot.

#### Comments

1. Is any fill proposed to obtain proposed building elevation and are compensatory cuts made elsewhere on the lot?

95.1 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Gray, Richard & Kimberly	
Tax Map No(s):	98.0901015.000	
Brief Description:	Site plan and area variance for replacement of a house and garage at 4959 Island Beach Drive in the Town of Canandaigua.	

See information at 95-2019.

96 - 2019	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Glenn Thornton Engineering	
Property Owner:	Schrierer, John & Janice	
Tax Map No(s):	140.07-1-41.100	
Brief Description:	Site plan and area variance for a new house at 4609 Misty Hill Drive in the Town of Canandaigua.	

Proposed front setback is 33' when 60' is required. The proposed house location reduced disturbance in the area of steep slope

The Town CEO in an e-mail outlined a number of concerns with the referred site plan. Those related to key County areas of concern related to sediment and erosion control and stormwater management during and after construction are summarized below:

1. Site has been disturbed without a permit. Site plan should detail limits of existing and propose disturbance.
2. No green infrastructure is detailed. Disturbance in areas of steep slopes require water quality treatment for up to a one year storm event. Engineer to provide calculations, narrative, and add details to site plan. Roof downspouts should be directed to water quality treatment system.
3. Limit of disturbance is not realistic and sediment and erosion control measures are not adequate. Multiple rows of silt fence should be indicated outside a measured area of disturbance sufficient to allow operating room for excavation equipment. Area of disturbance to include soil stock pile and silt fence located minimum of 10' from the toe and downslope.
4. Site plan should include erosion control matting for any disturbed areas in with slopes greater than 33%.

**Comment** Stabilized construction entrance is in the road ROW.

96.1 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Glenn Thornton Engineering	
Property Owner:	Schrierer, John & Janice	
Tax Map No(s):	140.07-1-41.100	
Brief Description:	Site plan and area variance for a new house at 4609 Misty Hill Drive in the Town of Canandaigua.	

See information at 96-2019.

97 - 2019	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Special Use Permit	
Applicant:	Degraw, Bernard	

Tax Map No(s):	56.00-1-57.000
Brief Description:	Special use permit for ground mounted sign at FLX Marine underconstruction near Yerkes Road at 2121 SR 332 in the Town of Canandaigua.

The Town of Canandaigua code allows each use in a CC Community Commercial district to have a building sign of 1 SF per linear foot of building frontage and not more than 10' in vertical height and a ground sign not exceeding 40 SF per side and 20' in height subject to a special use permit regarding the location, size and design in relation to the surroundings. The proposed 24 SF ground sign complies with the size and number of signs allowed.

98 - 2019	Town of Manchester Planning Board	Class: AR 1
Referral Type:	Sign Permit	
Applicant:	Apple Pie Home Sales	
Property Owner:	Horizon Land Management	
Tax Map No(s):	33.00-1-49.100	
Brief Description:	Sign permit for replacement sign at Apple Pie Homes, 3180 SR 96 West in the Town of Manchester.	

The proposed sign is the same size and height as the existing sign and complies with the 32 SF maximum size.

99 - 2019	Town of Manchester Town Board	Class: 2
Referral Type:	Map Amendment	
Applicant:	Town of Manchester	
Brief Description:	Map and text amendments to introduce a new industrial district for rail enabled development in the Town of Manchester. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17892/99-2019-Aerial">https://www.co.ontario.ny.us/DocumentCenter/View/17892/99-2019-Aerial</a> <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17893/99-2019-Aerial-w-Proposed-M-3">https://www.co.ontario.ny.us/DocumentCenter/View/17893/99-2019-Aerial-w-Proposed-M-3</a> <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17899/99-2019-T-Manchester-Local-Law-Creating-a-Rail-District-and-Rezoning">https://www.co.ontario.ny.us/DocumentCenter/View/17899/99-2019-T-Manchester-Local-Law-Creating-a-Rail-District-and-Rezoning</a>	

The proposed map and text amendment preserves rail access and guides rail enabled development in accordance with the Ontario County Freight Corridor Development Plan and the 2017 Joint Comprehensive through a new M-3 Rail Enabled Industrial District. The regulations permit a range of food processing, manufacturing, and warehousing uses. The regulations explicitly allow multiple uses and buildings on a single parcel. The regulations require:

- Documentation of consultation with the rail operator regarding feasibility of proposed or future rail access, with such access to be shown on the site plan.
- Landscaping plan prepared by a licensed landscape architect and indicating preservation of natural vegetation; foundation, frontage, perimeter, and parking area landscaping; screening of any outdoor storage; and 150' landscaped buffers to any adjacent residential uses.
- Internal access road to provide access to multiple sites if the alternative is curb cuts closer than 400'.
- No construction or impervious surfaces within 100' of NYSDEC classified streams.
- Dark sky compliant lighting fixtures and limited light spill to adjacent properties.
- Emergency Response Plan.
- Internal building separations are based on NYS Uniform Fire Prevention and Building Code and access and staging needs of emergency responders.

**Comments**

1. Consider amending text requiring site plan to indicate distances from proposed access to existing access points on adjacent properties and on the opposite side of all adjoining roads.

99.1 - 2019	Town of Manchester Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Manchester	
Brief Description:	Map and text amendments to introduce a new industrial district for rail enabled development in the Town of Manchester	

See information at 99.1-2019.

100 - 2019	City of Canandaigua Planning Board	Class: 1 Late Referral
Referral Type:	Site Plan	

Applicant:	Valvoline Instant Oil Change
Representative:	Whelan & Curry Construction
Tax Map No(s):	70.16-1.66
Brief Description:	Site plan and area variance for 730 SF addition to the Valvoline Instant Oil Change at 490 North Main Street in the City of Canandaigua. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/17900/100-2019-VIOC-Canandaigua_ZBA-site">https://www.co.ontario.ny.us/DocumentCenter/View/17900/100-2019-VIOC-Canandaigua_ZBA-site</a>

The applicant proposes to extend the building approximately 12’ toward the southern property boundary and 10’ to 12’ to the rear to accommodate a ground level inspection bay and relocated oil tank storage area. The asphalt area will also be extended in the rear of the building and the site plan appears to show relocation of the dumpster area. There will also be 150’ of wood privacy fend along the southern property line. The proposed building will be 5’ from the southern property boundary when the required side yard is 30’ adjacent to residential zone or 10’ otherwise.

The 1.5 acre site is zoned C-3 Heavy Commercial as are office and commercial uses to the north along the west side of SR 332. South on SR332 and across the street is zoned R-1B. Adjacent land uses in the residential district include the CCE/OWSWCD building to the south and 2 single family homes and an office building across SR 332.

The variance application indicates stormwater from the addition, like stormwater from the existing building will be conveyed to the rear of the site via and underground leader, through piping is not indicated on the site plan.

**Comments**

1. As part of site redevelopment a concrete sidewalk should be installed in line with adjoining sidewalk segments and the access driveways should be narrowed if continuing to provide separate ingress and egress or one could be eliminated in compliance with 850-53 which allocates one driveway per 200’ of road frontage. Either change would allow planting of additional frontage landscaping to improve the visual character of the streetscape and the pedestrian environment.
2. Where will the existing oil tanks be moved during construction of the new bay and oil room?
3. The snow storage proposed in front of the building appears to partially block the exit from the new inspection bay.; the snow storage proposed between the two driveways in the road ROW will likely impede visibility for exiting vehicles.

100.1 - 2019	City of Canandaigua Zoning Board of Appeals	Class: 1 Late Referral
Referral Type:	Area Variance	
Applicant:	Valvoline Instant Oil Change	
Representative:	Whelan & Curry Construction	
Tax Map No(s):	70.16-1.66	
Brief Description:	Site plan and area variance for 730 SF addition to the Valvoline Instant Oil Change at 490 North Main Street in the City of Canandaigua.	

See information at 100-2019.