

**ONTARIO COUNTY PLANNING BOARD**

Referrals for Review at the: **Coordinated Review Committee Meeting –April 9, 2019 at 3:30pm**  
**County Planning Board Meeting –April 10, 2019 at 7:00pm**

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

| Referral No  | Municipality        | Referring Board         | Applicant                    | Application Type     | Class     | Page |
|--------------|---------------------|-------------------------|------------------------------|----------------------|-----------|------|
| 154 - 2019   | Town of Victor      | Planning Board          | Paul Colucci                 | Site Plan            | Withdrawn | 1    |
| 155 - 2019   | Town of Victor      | Planning Board          | Bell Atlantic DBA Verizon    | Area Variance        | 1         | 2    |
| 155.1 - 2019 | Town of Victor      | Zoning Board of Appeals | Bell Atlantic DBA Verizon    | Area Variance        | 1         |      |
| 156 - 2019   | Town of Phelps      | Zoning Board of Appeals | Ramon Howard                 | Use Variance         | 2         |      |
| 157 - 2019   | Village of Victor   | Village Board           | Village of Victor            | Text Amendment       | 2         | 3    |
| 157.1 - 2019 | Village of Victor   | Village Board           | Village of Victor            | Comprehensive Plan   | 2         | 4    |
| 157.2 - 2019 | Village of Victor   | Village Board           | Village of Victor            | Text Amendment       | 2         |      |
| 158 - 2019   | Town of Victor      | Planning Board          | Gallagher, Conor             | Site Plan            | 1         |      |
| 159 - 2019   | Town of Victor      | Planning Board          | Kettle Ridge Farm LLC        | Site Plan            | 1         |      |
| 160 - 2019   | Town of Phelps      | Planning Board          | Vanderwall, Elizabeth        | Subdivision          | 1         | 5    |
| 161 - 2019   | Town of Victor      | Town Board              | Morrell Builders             | Text Amendment       | 2         |      |
| 161.1 - 2019 | Town of Victor      | Town Board              | Morrell Builders             | Map Amendment        | 2         | 7    |
| 162 - 2019   | Town of Victor      | Town Board              | Town of Victor               | Comprehensive Plan   | 2         |      |
| 163 - 2019   | Town of Victor      | Town Board              | Town of Victor               | Text Amendment       | 2         | 8    |
| 163.1 - 2019 | Town of Victor      | Town Board              | Town of Victor               | Comprehensive Plan   | 2         | 9    |
| 163.2 - 2019 | Town of Victor      | Town Board              | Town of Victor               | Text Amendment       | 2         |      |
| 164 - 2019   | Town of Farmington  | Zoning Board of Appeals | Crowley, Dan                 | Area Variance        | AR-2      |      |
| 165 - 2019   | Town of Farmington  | Planning Board          | Finger Lakes Wildlife Center | Site Plan            | 1         | 10   |
| 165.1 - 2019 | Town of Farmington  | Zoning Board of Appeals | Finger Lakes Wildlife Center | Area Variance        | 1         |      |
| 165.2 - 2019 | Town of Farmington  | Planning Board          | Finger Lakes Wildlife Center | Temporary Use Permit | 1         |      |
| 166 - 2019   | Town of Farmington  | Planning Board          | Lyons National Bank          | Site Plan            | 1         | 11   |
| 167 - 2019   | Town of Victor      | Planning Board          | Poole, Zachary & Alyssa      | Site Plan            | 1         |      |
| 167.1 - 2019 | Town of Victor      | Planning Board          | Poole, Zachary & Alyssa      | Special Use Permit   | 1         |      |
| 168 - 2019   | Town of Canandaigua | Planning Board          | Marks, Brennan               | Site Plan            | 1         |      |
| 168.1 - 2019 | Town of Canandaigua | Planning Board          | Marks, Brennan               | Special Use Permit   | 1         | 12   |
| 169 - 2019   | Town of Canandaigua | Planning Board          | Amering, Alex                | Technical Review     | n/a       |      |
| 170 - 2019   | Town of Victor      | Planning Board          | Rand Management LLC          | Site Plan            | withdrawn | 13   |
| 171 - 2019   | Town of Victor      | Planning Board          | Christopher, Felix           | Subdivision          | Exempt    |      |
| 172 - 2019   | Town of Richmond    | Planning Board          | The Broadway Group LLC       | Site Plan            | 1         |      |

| 154 - 2019      | Town of Victor Planning Board | Withdrawn |
|-----------------|-------------------------------|-----------|
| Referral Type:  | Site Plan                     |           |
| Applicant:      | Paul Colucci                  |           |
| Property Owner: | Angelo, Edward                |           |

|                    |  |
|--------------------|--|
| Representative:    | Marathon Engineering   |
| Tax Map No(s):     | 28.000-1-51.000  |
| Brief Description: | Revised site plan for 63,000 SF Horsepower Motorworks building at 1256 Brace Road in the Town of Victor. |

| 155 - 2019         | Town of Victor Planning Board   | Class: 1 |
|--------------------|---|----------|
| Referral Type:     | Area Variance   |          |
| Applicant:         | Bell Atlantic DBA Verizon   |          |
| Property Owner:    | 7385 Willowbrook Road LLC   |          |
| Representative:    | Lusk, Jared   |          |
| Tax Map No(s):     | 15.00-2.33.000  |          |
| Brief Description: | Area variance to construct and operate a "micro cell" wireless telecommunications facility at 7385 Willow Brook Road in the Town of Victor. |          |

The site consists of a 5'x5' area at the southeast corner of an existing industrial building leased for installation of a 43' utility pole and 56"x12" pole mounted antennas with a combined height of 50' and associated ground equipment. Some existing trees to be removed. Electrical service will be routed along the roof and rear wall of the existing building.

The pole and proposed antennae will be visible from portions of Willowbrook Road and the private drive providing access to other undeveloped lots in the office/ industrial park. The pole will be partially visible from a portion of the exit 45 ramp, Rowley Road and likely a future dedicated public road in the vicinity of the proposed Fishers Ridge development.

The proposed telecommunications facility requires an area variance because of the location 46' from the property line when 68' 2" is required to accommodate a 20' ice fall zone around the tower. The Town zoning code allows Planning Board to authorize telecommunication facilities exceeding district height limit of 35' based on documentation of need.

#### Comments

Is co-location possible in the case of micro cell facilities?

| 155.1 - 2019       | Town of Victor Zoning Board of Appeals  | Class: 1 |
|--------------------|---|----------|
| Referral Type:     | Area Variance   |          |
| Applicant:         | Bell Atlantic DBA Verizon   |          |
| Property Owner:    | 7385 Willowbrook Road LLC   |          |
| Representative:    | Lusk, Jared   |          |
| Tax Map No(s):     | 15.00-2.33.000  |          |
| Brief Description: | Area variance to construct and operate a "micro cell" wireless telecommunications facility at 7385 Willow Brook Road in the Town of Victor. |          |

See information at 155-2019.

| 156 - 2019         | Town of Phelps Zoning Board of Appeals   | Class: 2 |
|--------------------|--|----------|
| Referral Type:     | Use Variance   |          |
| Applicant:         | Ramon Howard   |          |
| Property Owner:    | SAA  |          |
| Tax Map No(s):     | 35.00-2-25.000   |          |
| Brief Description: | Use variance to convert a pre-existing non-conforming commercial building in an R-1 district to a home while allowing continued commercial storage on property at 1339 SR 88 north of Stafford Road in the Town of Phelps. |          |

There are 3 existing buildings on the property all previously used as part of a home improvement business since before adoption of current Residential zoning. Though no longer operating the business, the owner has preserved the pre-existing, non-confirming status of the commercial use by leasing storage space in one of the buildings to another business.

The applicant is now proposing to convert the single story former office/showroom to a residence and add approximately 1,250 SF to the building footprint. The applicant is seeking a use variance to allow continuation of commercial storage once the principal use has been converted to a conforming residential use.

| 157 - 2019         | Village of Victor Village Board   | Class: 2 |
|--------------------|---|----------|
| Referral Type:     | Text Amendment  |          |
| Applicant:         | Village of Victor   |          |
| Brief Description: | Text amendments to adopt a new code chapter on access management; integrate it with existing site plan; zoning, and subdivision regulations; and adopt access management comprehensive plan element and official map in the Village of Victor. <a href="#">VAM Plan</a> , <a href="#">Access Management LL</a> , <a href="#">amend-Village-170--and-174,-V-Victor-Official-Map-</a> |          |

The Access Management Plan is intended to preserve the safety and capacity of state, county and local roads. The Plan includes a sample cross access agreement, though it does not address cost shares for future maintenance.

Principles of Assess Management

- Establish a roadway classification system
- Limit direct access to major roadways
- Provide supporting interconnected street system and on-site circulation
- Promote roadway and intersection hierarchy
- Preserve the functional area of intersections
- Limit the number of driveways/conflict points
- Separate driveways and other conflict points
- Design driveways to accommodate operational needs
- Remove turning vehicles from through traffic lanes
- Locate traffic signals in accordance with desired signal control strategies
- Use medians to manage left turns

**Table D-1 Desirable Access Connection Spacing**

| Posted Speed Limit | Connection Spacing (ft) |                             |
|--------------------|-------------------------|-----------------------------|
|                    | Arterial                | Collector and Local Through |
| 35 or less         | 245                     | 125                         |
| 40                 | 440                     | 245                         |
| 45 or greater      | 660                     | 440                         |

The Access Management Plan includes maps that identify opportunities for access consolidations when properties are redeveloped, integrates the Route 96 corridor modifications recommended in the Route 96 Transformative Corridor Strategic Infrastructure Plan, provides a plan for managing access also the new village roadway in the railroad ROW, and laid the groundwork for preparation of the Official Map.

Village of Victor Access Management regulations control the location, spacing, design and operation of access connections to state, county, and local roads. Compliance with the access management regulations is required in the granting of all building permits, site plans, subdivisions, and other development permits as well as rezonings, variances, and special use permits. Regulations apply to all public roads and to any private driveway providing access to developments generating 100 or more peak hour trips.

The regulations outline standards and procedures to be used by the Planning Board to judge whether development/redevelopment proposals merit a waiver from standards or should be required to adjust density and/or design to comply with letter and intent of the regulations.

The Village of Victor is also adopting an Official Map which identified location and width of existing and future public roads and parks. This action is not subject to CPB review, but provides an important tool for documenting recommendations and requiring applicants and Planning Board to incorporate linkages as recommended.

| 157.1 - 2019       | Village of Victor Village Board  | Class: 2 |
|--------------------|--|----------|
| Referral Type:     | Comprehensive Plan   |          |
| Applicant:         | Village of Victor  |          |
| Brief Description: | Text amendments to adopt a new code chapter on access management; integrate it with existing site plan, zoning, and subdivision regulations; and adopt access management comprehensive plan element and official map in the Village of Victor. |          |

See information at 157-2019.

| 157.2 - 2019       | Village of Victor Village Board  | Class: 2 |
|--------------------|--|----------|
| Referral Type:     | Text Amendment   |          |
| Applicant:         | Village of Victor  |          |
| Brief Description: | Text amendments to adopt a new code chapter on access management; integrate it with existing site plan, zoning, and subdivision regulations; and adopt access management comprehensive plan element and official map in the Village of Victor. |          |

See information at 157-2019.

| 158 - 2019         | Town of Victor Planning Board   | Class: 1 |
|--------------------|---|----------|
| Referral Type:     | Site Plan   |          |
| Applicant:         | Gallagher, Conor  |          |
| Property Owner:    | Sacco, Rocco  |          |
| Tax Map No(s):     | 7.02-1-79.000   |          |
| Brief Description: | Amendment of site plan condition for Song Hill Winery at 521 CR 9 in the Town of Victor to require renewal of site plan approval every 5 years instead of annually. |          |

This start-up winery is allowed based on location in a NYS agriculture district; otherwise the use would not be allowed in the zoning district. Failure to transition to wine making with grapes grown on the property would make the winery a farm winery by the State Liquor Authority but not under Ag and Markets rules.

#### Comments

1. The Planning Board should consider a reporting frequency and content that documents progress over a 5 year start up period.
2. The Planning Board could add a condition that the site plan approval is conditioned on their operation conforming to the provisions of NYSDAM Art. 25AA – Agricultural Districts. That way, the zoning officer can always ask NYSDAM to review a draft determination made by the Zoning Officer that an operation or activity is not consistent with NYSDAM law. Since the zoning code doesn't really address NYSDAM issues, this would be a useful way to incorporate NYSDAM laws into a site plan approval.

| 159 - 2019         | Town of Victor Planning Board  | Class: 1 |
|--------------------|--|----------|
| Referral Type:     | Site Plan  |          |
| Applicant:         | Kettle Ridge Farm LLC  |          |
| Tax Map No(s):     | 5.04-1-62.000  |          |
| Brief Description: | Site plan for 2,848 SF pole barn with kitchen and restroom for use in production of maple syrup and related maple products at 515 Log Cabin Road in the Town of Victor. <a href="#">-Aerial-site-plan-Aerial</a> |          |

The applicant proposes to construct a 2,848 SF wood sided pole barn for a sugar house with a kitchen to be used to prepare value added maple and honey items, an accessible bathroom, and a large area to be used for maple syrup production, product and equipment storage, and flexible sheltered space for tours, demonstrations, and pancake events. The building will have a new septic system and public water extended from the existing home on the site. The building will be located near an existing 750 SF metal

pole barn on a level portion of the site with access off the existing gravel drive. There is an existing parking area for 35 cars or 5 school buses and lawn area north of the parking area with additional parking for 35 to 80 cars depending on the ground conditions.

The Town of Victor draft Official Map shows a future road connection to Fishers Run through this property.

According to OnCor, the property is in an agricultural district and has areas of steep slopes 16 to 30 % and 31 to 60 %. The property contains a pond and some likely wetland areas. Adjacent property to the west across Log Cabin Road is in the floodplain. To the north in the NYS Thruway to the south are several homes

Any approval should clearly establish conditions relating to any standards (Parking, stormwater, water, sewer, public health, etc.). The rationale for such standards (i.e. existing standards for a similar type of restaurant or retail use) should also be documented. The allowed uses should also be carefully and clearly spelled out particularly in context of NYS DAM Art. 25 AA.

Conditions should also incorporate special event standards and conditions (how many, duration, year round/seasonal etc.), since proposed activities are not subject to a stand-alone special event permit.

Since site activities are not otherwise an allowed use, the site plan approval should be contingent on the land remaining in the State Agricultural District and part of an agricultural operation under Art. 25-AA. If not an agricultural operation, the building can't be used as a restaurant or special event facility or retail uses.

| 160 - 2019         | Town of Phelps Planning Board   | Class: 1 |
|--------------------|---|----------|
| Referral Type:     | Subdivision   |          |
| Applicant:         | Vanderwall, Elizabeth   |          |
| Property Owner:    | Vanderwall, Elizabeth   |          |
| Tax Map No(s):     | 35.00-1-2-100   |          |
| Brief Description: | Subdivision of 8.28 acres from 98 acre parent parcel at 2118 McBurney Road east of Stryker Road in the Town of Phelps. Subdivided land is south of I-90, remaining land is north of I-90. <a href="#">Aerial-</a> |          |

The subdivision also involves combining the new parcel with property to east parcel #35.00-1-35.

**Comments** The parcel will have no road access. Referring body should require an access easement from the jointly owned lot at 1981 Spafford Road.

| 161 - 2019         | Town of Victor Town Board   | Class: 2 |
|--------------------|---|----------|
| Referral Type:     | Text Amendment  |          |
| Applicant:         | Morrell Builders  |          |
| Representative:    | Marathon Engineering  |          |
| Tax Map No(s):     | 6.00-1-58.310, 6.00-1-58-320  |          |
| Brief Description: | Text and map amendment to rezone 2 parcels with 18.6 acres from LI to PDD to accommodate a 162 unit mixed type rental development at 7652 CR 42 in the Town of Victor. <a href="#">-Aerial- concept-site-plan -highline-color</a> |          |

The proposed Highline Park PDD would allow a mix of 162 single family, 2-family, and multifamily dwellings. All units are anticipated to be rental units with private internal driveways. Units within 100' of the existing R-A residential zoning district to the west would be a maximum of 2 stories or 35' in height and must include a 25' buffer to the property line; other areas could be developed with 4 stories or 65'. Setbacks are 60' from CR 42/Main Street Fishers and 25' to other property lines. The proposed PDD requires a minimum of 35 % open space. This area may include landscape buffers and stormwater management facilities.

The Preliminary Development Plan anticipates the disturbance of 14.1 or 75% of the project site and conversion of 8.7 acres of forest to impervious roads and buildings (6.2 acres), grass (1.6 acres), and stormwater ponds (1 acre). The Plan indicates 67 % green space including 3 stormwater management ponds. The Plan shows required parking and 10 additional parking spaces which could be constructed within the open space in the center of the 4 large multiple family apartment buildings if needed.

The EAF indicates 30 percent of the project area has slopes greater than 15% (5.5 acres), the presence of 12 acres of wetlands, and a 5 acre significant natural community consisting of a rich shrub fen. The EAF indicates the project will include pedestrian and bicycle facilities but no interconnections are indicated in the PDD regulations or Plan. The rezoning report indicates the proposed development would generate 143 peak hour trips, less than the 401 peak hour trips likely if the site were developed for maximum allowable I use.

According to OnCOR, there are areas of 15 to 30 % and 31 to 60 % slope. These steep slope areas include high banks along the CR 42 frontage and the proposed access drive and areas shown as trees in the northwest and southeast corners of the site. OnCOR does not indicate any areas of DEC or NWI wetlands.

Adjacent land uses include Finger Lakes Roofing and a professional office use to the east along CR 42 and industrial uses in the Fishers Run industrial park including Heritage Packaging, ADP Engineering & Architects, and Gorbel Cleveland Tramrail to the east and north. There is also vacant land zoned LI to the north. To the east are single family residential homes zoned Residential A along CR 42 and Sauer Farms Drive. To the south across CR 42 within the LI zoning district are areas of agricultural and LI use including Brite Computers, Opposite Sauers Drive are PDD lands associated with the 94 acre Pinnacle Athletic Campus. The Pinnacle PDD Plan indicates a future access point opposite Sauer Farms Drive.

### Comments

1. Preliminary development plan should clearly indicate the location of sensitive resources.
2. The statement of residential building types allowed includes “and the like”. Could this be interpreted to mean mobile homes? Tiny houses? The definitions of allowed residential types also include townhomes in all unit types (single family, 2-family, and multiple –family. Only Single-family and multiple dwelling unit types are defined in the zoning code. Consider defining and using consistent terms in the PDD and zoning code.
3. The PDD regulations allow the clubhouse area to include Personal Service Retail such as “beauty/ barbershops, bakery, coffee shop, restaurant, and dry cleaning drop off/pick up. Such uses are not included on the concept plan. Consider including a limit on the scale of such accessory uses. Consider using allowable use term(s) that are defined in the zoning code.
4. The draft Town of Victor Access Management Plan and regulations discourage additional single entry development projects. In addition, the regulations specify access connection spacing standards. Before accepting a preliminary development plan, the Town Board should evaluate the project’s compliance with the access management regulations and the standards under which the Planning Board can issue waivers. In particular, the entrance should be aligned or off set with access to Brite Computers. Also evaluate how best to accomplish traffic safety and roadway capacity objectives with regard to access connection spacing to other existing uses.
5. The PDD regulations should specify no disturbance to the 5 acre significant natural community and may reference the tree line or an appropriate setback from the top of the slope as the limit of disturbance.
6. Many of the dwellings proposed appear to be located along the ridgeline. Such locations do not minimize project visual impacts.
7. There are no buffer/plantings around the townhomes between the club house and the apartments.

### OC Economic Development Department Comments

Properties such as these, which are appropriately zoned with excellent highway access, are a valuable asset for county economic development. While the road and sewer network at this location may not be able to support employee intensive business development and there are currently vacant buildings available in the area, the Town should carefully consider the long term impact of removing this property from future potential light industrial development.

### OCSWCD Comments

Preliminary development plans indicate 6.1 acres of impervious surface to be added. This project is south of Fishers Run which has experienced major issues with stormwater management. Any further plans should fully address stormwater management and retention on-site.

**OCDPW Comments**

Applicant shall provide a Traffic Impact Study (TIS) for the project and submit for our review. The applicant’s traffic consultant should contact the Town of Victor and Ontario County DPW (OCDPW) to coordinate the selection of the study area for the TIS. The County will retain an outside consultant to complete a technical review of said TIS. As a condition of the County highway work permit application and in consideration of the issuance of the permit, the permittee will be required to reimburse the County for all cost of said consultant TIS review services. Once more detailed plans for the development are made available, please forward to OCDPW for review and approval. At a minimum, applicant must provide TIS, engineering report, drainage report, and detailed drawings for our review prior to the issuance of a County highway work permit.

| 161.1 - 2019       | Town of Victor Town Board  | Class: 2 |
|--------------------|--|----------|
| Referral Type:     | Map Amendment  |          |
| Applicant:         | Morrell Builders   |          |
| Representative:    | Marathon Engineering   |          |
| Tax Map No(s):     | 6.00-1-58.310, 6.00-1-58-320   |          |
| Brief Description: | Text and map amendment to rezone 2 parcels with 18.6 acres from LI to PDD to accommodate a 162 unit mixed type rental development at 7652 CR 42 in the Town of Victor. |          |

See information at 161-2019.

| 162 - 2019         | Town of Victor Town Board   | Class: 2 |
|--------------------|---|----------|
| Referral Type:     | Comprehensive Plan  |          |
| Applicant:         | Town of Victor  |          |
| Brief Description: | Comprehensive Plan amendment to incorporate new Parks and Recreation Master Plan in theTown of Victor. <a href="#">-overall-park-trail-map</a> <a href="#">-rec-plan</a> <a href="#">-rec-plan-appendices-1-3</a> |          |

The Plan process involved a community survey, outreach at community events, and stakeholder interviews; analysis of facilities and conditions at each of the 10 developed parks and recreation sites and trails; and identification of recommended priority and longer term investments in the parks and trail system. The Town of Victor parks system includes 457 acres of parkland in Victor, an additional 330 acres of shared parkland at Boughton Park, 65 miles of trails, and a recreation center. Victor has 28 acres of parkland per 1,000 residents.

The community interest survey identified residents age 30 to 49, 5-12, and 50-69 as the most populous age groups and special events, youth activities, and aquatics program as the programs with the greatest participation.

Most used public recreation facilities

1. Dryer Road Park
2. Auburn Trail
3. Lehigh Valley Trail
4. Victor Municipal Park
5. Victor Recreation Center

Most used other recreation facilities

1. Victor Schools
2. Pinnacle Athletic Campus
3. Ganondagan Historic Site
4. Perinton Community Center
5. Area YMCAs

Top 5 recreational needs from residents:

1. Trails/bikeways
2. Outdoor pool/splash park
3. Nature Center/Pond
4. Dog Park
5. Lodges/picnic shelters.

Top recreation needs from stakeholder organizations

1. Indoor athletic fields
2. Full-size soccer & lacrosse fields
3. Additional outdoor fields & practice spaces
4. Additional turn fields
5. Bleachers
6. Indoor ice rink



The goals of this Parks and Recreation Plan include:

1. Adapt and evolve with the recreation needs of the community
2. Create a balance between active and passive recreation
3. Increase connectivity within the Town and with adjacent communities
4. Continue to strengthen community partnerships
5. Explore the opportunity of a Town-owned recreation facility
6. Build an identify through branding
7. Activate the community through programming
8. Create an asset management plan for improvements and maintenance
9. Strength and enhance the parks and recreation department

General park and recreation improvement recommendations include:

- Inclusivity and accessibility
- Identification and wayfinding
- Trails and connectivity
- Athletic fields
- Promoting education and awareness of Town’s natural and cultural resources

The Plan identifies 3 key areas for investment:

- Paparone Park and Community Recreation Center (± 40,000 SF rec center and ±60,000 SF field house)
- Town-wide Connectivity – including on-road bike segments
- Harlan Fisher Park facilities and

3 to 5 priority projects with order of magnitude cost estimates at other park. Many priority projects relate to vehicle access and parking, improving connectivity to nearby neighborhoods and trails, and calls for developing new fields and trails, a splash and pad, an outdoor classroom.

| 163 - 2019         | Town of Victor Town Board  | Class: 2 |
|--------------------|--|----------|
| Referral Type:     | Text Amendment   |          |
| Applicant:         | Town of Victor   |          |
| Brief Description: | Code amendment to add chapter with access management regulations; integrate them with zoning and subdivision chapters; and adopt the Victor Access Management Plan as an amendment to the Town of Victor Comprehensive Plan. <a href="#">VAM Plan</a> , <a href="#">Access Management LL</a> , <a href="#">amend zoning &amp; subdivision LLs</a> , <a href="#">-Official-Map-</a> |          |

The Access Management Plan is intended to preserve the safety and capacity of state, county and local roads. The Plan includes a sample cross access agreement, though it does not address cost shares for future maintenance.

Principles of Assess Management

- Establish a roadway classification system
- Limit direct access to major roadways
- Provide supporting interconnected street system and on-site circulation
- Promote roadway and intersection hierarchy
- Preserve the functional area of intersections
- Limit the number of driveways/conflict points
- Separate driveways and other conflict points
- Design driveways to accommodate operational needs
- Remove turning vehicles from through traffic lanes
- Locate traffic signals in accordance with desired signal control strategies
- Use medians to manage left turns



**Table D-1 Desirable Access Connection Spacing**

| Posted Speed Limit | Connection Spacing (ft) |                             |
|--------------------|-------------------------|-----------------------------|
|                    | Arterial                | Collector and Local Through |
| 35 or less         | 245                     | 125                         |
| 40                 | 440                     | 245                         |
| 45 or greater      | 660                     | 440                         |

The Access Management Plan includes maps that identify opportunities for access consolidations when properties are redeveloped, integrates the Route 96 corridor modifications recommended in the Route 96 Transformative Corridor Strategic Infrastructure Plan, provides a plan for managing access also the new village roadway in the railroad ROW and laid the groundwork for preparation of the Official Map.

Town of Victor Access Management regulations control the location, spacing, design and operation of access connections to state, county, and local roads. Compliance with the access management regulations is required in the granting of all building permits, site plans, subdivisions, and other development permits as well as rezonings, variances, and special use permits. Regulations apply to all public roads and to any private driveway providing access to developments generating 100 or more peak hour trips.

The regulations outline standards and procedures to be used by the Planning Board to judge whether development/redevelopment proposals merit a waiver from standards or should be required to adjust density and/or design to comply with letter and intent of the regulations.

The Town of Victor is also adopting an Official Map which identified location and width of existing and future public roads and parks. This action is not subject to CPB review, but provides an important tool for documenting recommendations and requiring applicants and Planning Board to incorporate linkages as recommended.

| 163.1 - 2019       | Town of Victor Town Board  | Class: 2 |
|--------------------|--|----------|
| Referral Type:     | Comprehensive Plan   |          |
| Applicant:         | Town of Victor   |          |
| Brief Description: | Code amendment to add chapter with access management regulations, integrate them with zoning and subdivision chapters, and adopt the Victor Access Management Plan as an amendment to the Town of Victor Comprehensive Plan. |          |

See information at 163-2019.

| 163.2 - 2019       | Town of Victor Town Board  | Class: 2 |
|--------------------|--|----------|
| Referral Type:     | Text Amendment   |          |
| Applicant:         | Town of Victor   |          |
| Brief Description: | Code amendment to add chapter with access management regulations; integrate them with zoning and subdivision chapters, and adopt the Victor Access Management Plan as an amendment to the Town of Victor Comprehensive Plan. |          |

See information at 163-2019.

| 164 - 2019         | Town of Farmington Zoning Board of Appeals  | Class: AR-2 |
|--------------------|---|-------------|
| Referral Type:     | Area Variance   |             |
| Applicant:         | Crowley, Dan  |             |
| Property Owner:    | Farmington United Methodist Church  |             |
| Tax Map No(s):     | 29.00-2-23.121  |             |
| Brief Description: | Area variance to allow sign with electronic message at Farmington United Methodist Church 5925 CR 41 in the Town of Farmington. |             |

| 165 - 2019         | Town of Farmington Planning Board  | Class: 1 |
|--------------------|--|----------|
| Referral Type:     | Site Plan  |          |
| Applicant:         | Finger Lakes Wildlife Center   |          |
| Property Owner:    | Lord-Astles, John & Erin   |          |
| Tax Map No(s):     | 10.00-1-42.000   |          |
| Brief Description: | Site plan, area variance, and temporary use permit for establishment of Finger Lakes Wildlife Center, a wildlife education center on 20 acres at 4949 Fox Road just west of CR 28 in the Town of Farmington. <a href="#">Aerial- site-plan</a> |          |

The non-profit wildlife center's mission is to function as an ecological visitor center of the Finger Lakes region through environmental education programs and exhibition of native NYS flora and fauna. The Center is currently a USDA licensed Class 3 Wildlife Exhibitor. All animal enclosures and perimeter fences will be constructed in compliance with USDA and NYSDEC regulations.

The 20 acre property currently has a residence, 2,600 SF pole barn with small parking area, large pond and two 300 SF fenced exhibit areas containing potbelly pigs and Nigerian dwarf goats. The currently proposed development project involves construction of a 1,280 SF pavilion and enclosure for a fox exhibit. The pavilion will be half solid roof and half fencing material with 2 additional holding areas with solid walls. The enclosure will be 11.5-9 gauge chain link fencing on all walls, roof and floor. There will also be a 4' visitor fence designed to keep visitors 3' from the enclosure and 8-10' perimeter fencing as a secondary security measure. Phase 1 site modifications will also include two barnyard exhibits and a wetland trail. Initial hours of operation will be weekends and several weekdays 11-4.

The property is zoned A-80 which allows a mix of agricultural, residential, and recreational uses. The submitted site plan materials also indicate full build out plan to accommodate 15 native and domestic species exhibits; a dock by the pond; classroom/gift shop/visitor center; amphitheater; and transition to solar/wind energy source.

According to OnCor the property is in an agricultural district. There are steeply sloped areas along a portion of the Fox Road frontage and bordering the muck land/floodplain area along the western third of the southern property boundary. The on-site muck land/floodplain is part of a large area extending southwest along an unnamed tributary of Ganargua Creek. On-site soils include 10 acres of loam fill and 8.5 acres of muck.

#### Comments

1. The site plan provided does not clearly indicate the location of the proposed fox enclosure nor delineated wetland areas. The proposed trail appears to be located within the 100' buffer associated with the DEC wetland.
2. What is the capacity of the existing parking area?

| 165.1 - 2019       | Town of Farmington Zoning Board of Appeals   | Class: 1 |
|--------------------|--|----------|
| Referral Type:     | Area Variance  |          |
| Applicant:         | Finger Lakes Wildlife Center   |          |
| Property Owner:    | Lord-Astles, John & Erin   |          |
| Tax Map No(s):     | 10.00-1-42.000   |          |
| Brief Description: | Site plan, area variance, and temporary use permit for establishment of Finger Lakes Wildlife Center, a wildlife education center on 20 acres at 4949 Fox Road just west of CR 28 in the Town of Farmington. |          |

See information at 165-2019.

| 165.2 - 2019       | Town of Farmington Planning Board  | Class: 1 |
|--------------------|--|----------|
| Referral Type:     | Temporary Use Permit   |          |
| Applicant:         | Finger Lakes Wildlife Center   |          |
| Property Owner:    | Lord-Astles, John & Erin   |          |
| Tax Map No(s):     | 10.00-1-42.000   |          |
| Brief Description: | Site plan, area variance, and temporary use permit for establishment of Finger Lakes Wildlife Center, a wildlife education center on 20 acres at 4949 Fox Road just west of CR 28 in the Town of Farmington. |          |

See information at 165-2019.

| 166 - 2019         | Town of Farmington Planning Board   | Class: 1 |
|--------------------|---|----------|
| Referral Type:     | Site Plan   |          |
| Applicant:         | Lyons National Bank   |          |
| Property Owner:    | Furfari, Peter  |          |
| Representative:    | swedrock,   |          |
| Tax Map No(s):     | 29.73-1-50.000  |          |
| Brief Description: | Site plan for new development, demolition and renovation at the Hathaway House, 1423 Hathaway Drive in the Town of Farmington to accommodate Lyons National Bank. <a href="#">Site Plan</a> <a href="#">Air Photo</a> |          |

This project was previously reviewed in conjunction with an area variance referral in July as 147-2019. The area variance has been granted. The site plan submission includes additional details regarding grading, stormwater management, landscaping, signage, and lighting. A bio-retention basin will treat much of the site stormwater. Lighting will conform to Town and NYS banking standards. The site will have a sign on the new building and a monument sign along SR 332. The applicant will retain existing trees along the CR 41 frontage. The Town historian reviewed the plans and requested minor changes

### July 2019 Project Descriptions

Applicant is seeking to redevelop a 1.6 acre property on the southeast corner of State Route 332 and County Road 41 from a farm house with associated farm buildings (the Hathaway House) into a full service bank with parking and drive-through. Access to the site will be via curb cuts onto Hathaway Drive to the east and a potential 2<sup>nd</sup> curb cut from Hathaway Drive through RG&E owned property associated with an adjacent substation. Hathaway Drive continues north to intersect with Calm Lake Drive and Mercier Boulevard, which provides a traffic signal and access to northbound and southbound SR 332.

The original portion of the 2-story farm house will remain. The large barn and two smaller sheds will be removed and replaced with a large barn like structure attached to the rear of the house. There will be three drive-through lanes with cueing capacity for 32 vehicles and 28 parking spaces. Public water and sewer serve the site.

**July 2019 CRC Comment** The driveway entrance from Hathaway Drive provides only approximately 100' of corner clearance. A minimum corner clearance of 125' is desired.

| 167 - 2019         | Town of Victor Planning Board   | Class: 1 |
|--------------------|---|----------|
| Referral Type:     | Site Plan   |          |
| Applicant:         | Poole, Zachary & Alyssa   |          |
| Representative:    | Pardi Partnership Architects  |          |
| Tax Map No(s):     | 28.03-1-33.00   |          |
| Brief Description: | Site plan and special use permit for 12 bed assisted living facility in existing 4,200 SF structure at 1440 SR 444 adjacent to Ganondagan State Historic Site in the Village of Victor. <a href="#">Aerial</a> <a href="#">site-plan</a> <a href="#">Aerial</a> |          |

The applicant proposed to convert a single story residence on a .478 acre lot into an assisted living facility. The conversion will involve extensive renovation of the interior of the structure and limited additional asphalt to accommodate 4 parking spaces.

| 167.1 - 2019       | Town of Victor Planning Board   | Class: 1 |
|--------------------|---|----------|
| Referral Type:     | Special Use Permit  |          |
| Applicant:         | Poole, Zachary & Alyssa   |          |
| Representative:    | Pardi Partnership Architects  |          |
| Tax Map No(s):     | 28.03-1-33.00   |          |
| Brief Description: | Site plan and special use permit for 12 bed assisted living facility in existing 4,200 SF structure at 1440 SR 444 adjacent to Ganondagan State Historic Site in the Village of Victor. |          |

| 168 - 2019      | Town of Canandaigua Planning Board | Class: 1 |
|-----------------|------------------------------------|----------|
| Referral Type:  | Site Plan                          |          |
| Applicant:      | Marks, Brennan                     |          |
| Property Owner: | Marine Blue                        |          |
| Tax Map No(s):  | 70.00-1-49.113                     |          |

|                    |  |
|--------------------|--|
| Brief Description: | Site plan and special use permit for 330' of internal roadway and related excavations and drainage accommodations to improve access to existing 3.8 acre grass boat storage area behind Blue Marine at 5350 North Street/ CR 30 in the Town of Canandaigua. <a href="#">Aerial- site-plan-</a> |
|--------------------|--|

This 8.8 acre property is zoned Industrial and currently developed with a 6,700 SF building and asphalt parking/storage area at the front of the lot and a 3.8 acre grass boat and boat accessory storage area to the rear.

The proposed site development activities include disturbance of .95 acres to install 100' of culvert, 330' of gravel driveway, and dig a pond area to improve site drainage.

According to OnCOR, the property is in the agricultural district and not constrained by wetland, floodplain or steep slope conditions. Dominant soil characteristics are Odessa silt loam with 1 to 3 percent slope. Site soils are prime if drained; subject to very high erodibility and moderately low permeability and classified as partially hydric and in the C/D hydrologic soil group.

**Comments**

1. No analysis is provided to evaluate the impact of drainage changes on discharges to neighboring property to the east or existing agricultural drainage systems.
2. Given overall site acres, it appears the boat storage area is greater than 3.8 acres. No information is provided to document compliance with 70 % storage/impervious surface coverage standard or to waive the limit, since the storage area is not paved.

| 168.1 - 2019       | Town of Canandaigua Planning Board  | Class: 1 |
|--------------------|---|----------|
| Referral Type:     | Special Use Permit  |          |
| Applicant:         | Marks, Brennan  |          |
| Property Owner:    | Marine Blue   |          |
| Tax Map No(s):     | 70.00-1-49.113  |          |
| Brief Description: | Site plan and special use permit for 330' of internal roadway and related drainage accommodations to improve access to existing 3.8 acre grass boat storage area behind Blue Marine at 5350 North Street/ CR 30 in the Town of Canandaigua. |          |

| 169 - 2019         | Town of Canandaigua Planning Board  | Class: n/a |
|--------------------|---|------------|
| Referral Type:     | Technical Review  |            |
| Applicant:         | Amering, Alex   |            |
| Property Owner:    | Community Bank National Association   |            |
| Tax Map No(s):     | 84.00-1-28.110  |            |
| Brief Description: | Technical review of car wash on 1.9 acre site west of CR 10 in the Town of Canandaigua. <a href="#">Site-Plan</a> |            |

The proposed car wash is 4,220 SF. Other site development features include 15 vacuum stations in two locations, refuse and recycling enclosure, wastewater reclamation tanks, and 5 parking spaces.

This project would involve demolition of the Community Bank building and elimination of the southernmost access connection located approximately 55' from the CR 10/US 5 & NYS 20 intersection. The site plan shows two 2-way curb cuts: one is within 30' of the northern lot line and an estimated 50' from the next access to the north, the other is minimally off-set from a driveway to a shopping center on the opposite side of the road and in the functional area of the CR 10/US 5 & NYS 20 intersection where southbound vehicles are transitioning to right and left turn lanes.

According to OnCOR, there are no development restrictions related to wetlands, floodplains or steep slopes on the property or along the northern property boundary.

**Comments**

1. The referring body should seek advice from a traffic engineer regarding how best to maintain road capacity and safety in the face of redevelopment of this area. It would likely be desirable to secure a cross access easement to provide full movement access to this property from the restaurant access on the parcel to the north at 3140 CR 10. This driveway is at a 4 way intersection aligned with an access to the shopping center across the street.

**OCDPW Comments**

Applicant shall provide a Traffic Impact Study (TIS) for the project and submit for our review. The applicant’s traffic consultant should contact the NYSDOT & OCDPW to coordinate the selection of the study area for the TIS. The County will retain an outside consultant to complete a technical review of said TIS. As a condition of the County highway work permit application and in consideration of the issuance of the permit, the permittee will be required to reimburse the County for all cost of said consultant TIS review services. Applicant must provide justification for the two (2) access points onto CR 10. The accident rate along this segment of CR 10 is elevated and an accident analysis must be made part of the TIS. The proposed northerly access point appears to be the best option because it provides the most separation to the offset existing driveway at #3189/#3211 CR 10 (Gas Station) and is within the area of the 2-way left-turn lane & beyond the transitions to the turn lanes for the 5 & 20.

| 170 - 2019         | Town of Victor Planning Board   | withdrawn |
|--------------------|---|-----------|
| Referral Type:     | Site Plan   |           |
| Applicant:         | Rand Management LLC   |           |
| Property Owner:    | Erikson, Soren  |           |
| Tax Map No(s):     | 15.01-1-9.000   |           |
| Brief Description: | Site plan for construction of a 2,000 SF pole barn at 7710 Victor-Mendon Road/SR 251 in the Town of Victor. |           |

| 171 - 2019         | Town of Victor Planning Board  | Class: Exempt |
|--------------------|--|---------------|
| Referral Type:     | Subdivision  |               |
| Applicant:         | Christopher, Felix   |               |
| Representative:    | Thornton Engineering LLP   |               |
| Tax Map No(s):     | 5.01-1-25.006  |               |
| Brief Description: | Two lot subdivision with previously referred and approved area variance at 7850 Royal Woods in the Town of Victor. |               |

| 172 - 2019         | Town of Richmond Planning Board  | Class: 1 |
|--------------------|--|----------|
| Referral Type:     | Site Plan  |          |
| Applicant:         | The Broadway Group LLC   |          |
| Property Owner:    | Kenterprise II, LLC  |          |
| Tax Map No(s):     | 135.20-2-11.2 135.20-2-11.1  |          |
| Brief Description: | Site plan for a 10,640 SF Dollar General store at 8673/8677 Main Street in the Town of Richmond. <a href="#">-Aerial-w/Enviro</a> <a href="#">-site-plan</a> <a href="#">-landscape-plan</a> |          |

These two lots encompass 3.1 acres with 325’ of frontage on SR 20A and are currently developed with 2 individual driveways providing access to one single family and one 2 family home. Existing adjacent land uses include a three family home to the east, Mill Creek and Sandy Bottom Park to the south, a professional office building to the west, a Commodore Plastics manufacturing facility to the north and Town Hall to the northwest. The properties are zoned F – Industrial. The westernmost lot includes a bridge to allow passage over an existing drainage way to the rear of the lot.

According to OnCOR, NYS 20A and all lands south of the roadway on both properties and west to Honeoye Creek are in the floodplain. Most of the residential property to the east and the Sandy Bottom Park lands are also in the floodplain. The Sandy Bottom Park lands are also identified as wetlands on the NWI.

The development plan calls for removal of the row of cedar trees in the highway ROW along both property frontages and all other existing trees on the properties. Replacement trees include six 2” caliper deciduous trees along the western property and three 2” trees and 39 ground cover type shrubs along the frontage at the western side of the site. The plan includes a 12’ public access easement to Mill Creek along the eastern most property boundary.

The proposed 3 lane access driveway is located 115' from the eastern most property boundary. This location is approximately 115' east of the westernmost Commodore driveway. The speed limit on 20A 35 MPH. Based on draft Town and Village of Victor access management standards, desirable connection spacing is 245' on an arterial roadway with a posted speed limit of 35 or less. There are 35 proposed parking spaces. One row of parking spaces is located in the 50' front setback.

The finished floor elevation is indicated as 810' and parking lot elevations are in the 808'/809' range. No information is provided on the floodplain elevation. The stormwater collection systems discharges to a retention pond located to the south and west of the proposed building.

The grading plan indicates movement of 1000 CY of material on-site to balance cuts and fills.

### Comments

1. The applicant should be required to document that the development activities proposed (removal of trees and impervious surfaces) do not decrease the flood storage capacity in this flood prone area. FEMA is currently updating floodplain information throughout Ontario County and the municipal engineer should consult these maps and studies to assess the appropriateness of building anything in this area.
2. The store parking area is likely to flood periodically. The referring body may want to require a letter of credit to cover any parking area repairs in the first 2 years of operation.
3. As summarized in the County Planning Board By-Laws and presented in the 5 & 20 Corridor Study West [click here](#) and 5& 20 Corridor Design Guidelines [click here](#) preservation of hamlet character requires attention to the building form and site layout. Desirable character elements include parking to the side or rear; pitched roofs; frontage, foundation, and parking area landscaping and landscaped buffers to residential uses; appropriate building height to width proportions (1:1.5) and appropriate façade elements such as windows and awnings.
4. The proposed building signage is composed of letter 3' 9" tall. Based on a sign manufacturer's website, 42" letter provide readability at a distance of 1,750' and "best" impact at 420'. These numbers do not appear to take into consideration the low 35 MPH speed limit in the site vicinity. <https://www.signazon.com/help-center/sign-letter-height-visibility-chart.aspx>
5. Will there be any signage in addition to the building signage?
6. The scale of the existing 36" to 48" caliper trees in relation to the 2" replacement trees is deceptive.
7. How does elevation of building above floodplain impact sewage flow?

### OCSWCD Comments

1. Stormwater discharge point from detention pond is concentrating flow and directing to adjacent property.
2. Detention pond indicated but outflow pipe set at 805.5 elevation.
3. Pond does not seem to provide adequate volume for stormwater management.
4. FEMA Q3 floodplain elevation not indicated on plans.