

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the: **Coordinated Review Committee Meeting –October 14, 2020 at 3:30pm – Cancelled**
County Planning Board Meeting –October14, 2020 at 7:00pm Virtual Meeting Click Join Meeting hyperlink below
Telephone: 585-396-4455

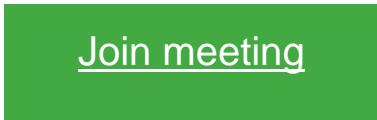
Erin Holley invites you to join this Webex meeting.

Meeting number (access code): 173 801 4300

Meeting password: t84sWGmUR7

Wednesday, October 14, 2020

7:00 pm | (UTC-04:00) Eastern Time (US & Canada) | 2 hrs



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Referral No	Municipality	Referring Board	Applicant	Application Type	Class	Page
162 - 2020	Town of Victor	Town Board	Town of Victor	Text Amendment	2	2

163 - 2020	Town of Victor	Planning Board	Woodstone Custom Homes	Subdivision	1	
164 - 2020	Town of West Bloomfield	Planning Board	Barnes, Curt	Subdivision	AR 1	4
165 - 2020	City of Geneva	Planning Board	Hirschfield, Larry	Site Plan	1	
166 - 2020	Town of Geneva	Zoning Board of Appeals	Peisher, Shawn	Area Variance	AR 2	5
167 - 2020	Town of Geneva	Zoning Board of Appeals	Augustine, Michael	Area Variance	AR 1	
168 - 2020	Town of Canandaigua	Planning Board	Hospitality Syracuse	Site Plan	AR 1	
169 - 2020	Town of Canandaigua	Planning Board	Marks Engineering	Subdivision	1	
170 - 2020	Town of Canandaigua	Planning Board	Leo Genecco & Sons	Site Plan	AR 1	6
170.1 - 2020	Town of Canandaigua	Zoning Board of Appeals	Leo Genecco & Sons	Area Variance	AR 1	
171 - 2020	Town of Canandaigua	Planning Board	NMS Brownroft	Site Plan	AR 1	
171.1 - 2020	Town of Canandaigua	Zoning Board of Appeals	NMS Brownroft	Area Variance	AR 2	7
172 - 2020	Town of Gorham	Zoning Board of Appeals	Imburgia, Stephen	Area Variance	AR 1	
173 - 2020	Town of Hopewell	Planning Board	Heberle, Phil	Site Plan	1	
174 - 2020	Village of Manchester	Planning Board	Cummings, Wayne	Site Plan	1	
175 - 2020	Town of Victor	Town Board	Town of Victor	Text Amendment	1	8
176 - 2020	Town of Gorham	Zoning Board of Appeals	Thomann, John	Area Variance	AR 2	
177 - 2020	Town of Victor	Town Board	Town of Victor	Map Amendment	2	
177.1 - 2020	Town of Victor	Town Board	Town of Victor	Text Amendment	2	
178 - 2020	Town of Victor	Planning Board	Victor Ryoal Car Wash LLC	Site Plan	1 Late Referral	9
179 - 2020	Town of Farmington	Town Board	Farmington Pointe	Technical Review	n/a Late Referral	
180 - 2020	Town of Phelps	Planning Board	Hanson Aggregates NY LLC	Site Plan	1 Late Referral	10
180.1 - 2020	Town of Phelps	Zoning Board of Appeals	Hanson Aggregates NY LLC	Special Use Permit	1 Late Referral	
181-2020	Village of Naples	Village Board	Village of Naples	Technical Review	n/a Late Referral	
181.1-2020	Town of Naples	Town Board	Town of Naples	Technical Review	n/a Late Referral	11

162 - 2020	Town of Victor Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Victor	
Brief Description:	Text amendment to add daycare center as a specially permitted use in the Light Industrial District in the Town of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/25855/162-2020-Victor-LL	

163 - 2020	Town of Victor Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Woodstone Custom Homes	
Tax Map No(s):	14.00-1-58.100	
Brief Description:	Subdivision to create a clustered subdivision of 53 homes on 162 acres along the east side of Strong Road north of Taylor Road and the east and west sides of Willis Hill Road north of Moddock Road in the Town of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/25856/163-20-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/25857/163-20-Existing-Conditions https://www.co.ontario.ny.us/DocumentCenter/View/25858/163-20-overall-layout-plan	

Previously seen as a Technical Review 29-2020 in March 2020 with Transfer of Development Rights from Blumont Stables property at CR 41 and E. Victor Road. The following description and comments is from previous review followed by summary of subdivision now proposed and additional comments.

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

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

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

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

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

March 2020 Comments

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

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

March 2020 OCSWCD Comments

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

Additional Zoning and Existing Conditions Descriptions

Zoning requires 50% of the parent lot to be included in deeded conservation areas. This parcel also has frontage on Modock Road and Raccoon Run. The property is not in the agricultural district, though OnCor shows unwooded areas as currently farmed. OnCor also shows numerous areas of 16 to 30 percent slope and the center of the Phase 2 development area east of Willis Hill Road has areas of 30 to 60 percent slope. The OnCor soils information indicates there are 16 acres of highly erodible Arkport loamy fine sand with slopes of 25 to 35 percent and an additional 11 acres with slopes of 15 to 25 percent. Another 120 acres are highly erodible Arkport fine sandy loam soils with more moderate 0 to 15 percent and characterized as prime farmland or farmland of statewide important.

Currently Proposed Subdivision

The 53 lots currently proposed are allocated as follows:

- Phase 1: 5 estate lots, four that are 7-11 acres with individual driveways, infiltration basins, and 250'-500' of frontage on Strong Road and one lot of 41 acres including the existing residence off a long driveway from Strong Road just north of and below the hilltop between Strong Road and Willis Hill Road.

Phase 1 also includes 6 and 16 acre type A conservation areas and a 19 acres type B conservation area. The type A conservation area includes lands east of the estate lots and appears to include the hilltop but not the wooded steep slopes around the existing residence. There is no on-site wildlife connection between the 2 parcels. The type B conservation area is located south of Phase 3 lots. Phase 1 includes an infiltration basin in the Type B conservation area on the west wide of Willis Hill Road. Portions of this facility are also on private lots in Phase 3

- Phase 2: 22 lots with .58 to 1.1 acres along a cul-de-sac, Road A, extending east off Willis Hill Road and one 7 acre lot off Willis Hill Road north of Road A. Each lot has developable area outside the wooded areas in this section. Lots on the west side of Road A include the woods along Willis Hill Road. This section includes a 29 acre type B conservation area. There is one 1 flag lot off Road A.
- Phase 3: 25 lots with .6 to 2 acres along cul-de-sac, Road B, extending west off Willis Hill Road. These lots/house sites appear to cross through the wooded area that extends south towards the barns proposed to be demolished.

Phase 2 includes a SWMF shown on the private lot north of Road B at Willis Hill Road. This SWMF is connected to the infiltration basis in Phase 1 and appears to discharge to an offsite Federal wetland to the north.

There are proposed areas of 50% slope south of Road B.

The zoning requires 100' of frontage, 50' on a cul-de-sac. The proposed clustered subdivision provides 100' at the building line, but not necessarily at the road. The existing residence off Strong Road will be on a flag lot with 40' frontage. There is also a flag lot with 20' of frontage in Phase 2. The letter of intent indicates 85 percent of the lots meet the 25,000 SF minimum size for lots with water

and sewer. The estate lots are indicated as all larger than 43,560 SF as required with no public utilities, though public water will be provided.

The subdivision plan shows extension of the Road B water line to Strong Road **to loop the water line extension for the estate lots. The water line in Phase 2 will dead end north of Road A and Willis Hill Road.** The property abuts the existing sewer district to the north and the subdivision proposes extension of the sewer district to include lots in Phases 2 & 3.

October 2020 Comments

1. No access spacing or sight distances are called out on the subdivision plan.
2. An analysis of acreage associated with natural features including woods, slopes over 15 percent, prime soils or those of statewide importance, hilltops/ridges, etc. and the resource value of lands proposed for conservation should be provided.
3. What is the different between the Type A and Type B conservation areas?
4. Does Type A conservation area allow development of public infrastructure such as the water line extension?
5. The conservation area type is not listed for the 2.8 acre conservation area shown as part of Phase 2 on C2.3
6. Zoning requires 81 acres of deeded conservation land; the subdivision proposes 44 acres of deeded conservation area.
7. The infiltration basin is shown as located in Phase 3 on sheets 3.2 and 4.2 utility and grading plans; the basin is shown in phase sheet c2.0 the overall plan.
8. Does Road A and the lots in Phase 2 drain to the infiltration basin?
9. What woods will be preserved during development of Phase 2?
10. Will any conservation lands be available for continued agricultural use?
11. Percent slope should be provided for any areas with existing or proposed slopes of greater than 1:5.
12. How will this subdivision be connected to and contribute to the Town’s trail system?
13. Many of the comments on the previous layout also apply.

October 2020 OCSWCD Comments

1. Previous OCSWCD comments stand.
2. Construction details are included in concept plans with no indication of placement of erosion and sediment control BMPs.
3. Areas with constructed slope pose erosion concern; additional detail on BMPs is required to review.

164 - 2020	Town of West Bloomfield Planning Board	Class: AR 1
Referral Type:	Subdivision	
Applicant:	Barnes, Curt	
Representative:	Thornton, Glen	
Tax Map No(s):	52.00-1-231	
Brief Description:	Three lot subdivision of 7.5 acre lot at 8482 CR 14 east of Factors Walk in the Town of West Bloomfield. https://www.co.ontario.ny.us/DocumentCenter/View/25859/164-2020-Rev-drawings-9-4-2020	

165 - 2020	City of Geneva Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Hirschfield, Larry	
Representative:	Ashline, J	
Tax Map No(s):	104.18-3-25	
Brief Description:	Site plan for conversion of former 2,400 SF Friendly's buiding at 287 Hamilton Street in the City of Geneva to a Canandaigua National Bank. https://www.co.ontario.ny.us/DocumentCenter/View/25859/164-2020-Rev-drawings-9-4-2020	

The property is zoned B-1. The site plan indicates use of the existing driveway off Hamilton/SR 5/US 20, a single lane drive-thru and adjacent by-pass lane, and a connection and easement to an adjacent property developed with a CNB ATM. The project will also involve new asphalt paving and concrete sidewalks, a new dumpster enclosure, and new landscaping and lighting. Proposed parking includes 22 spaces for employees and customers. The project reuses the existing water, sanitary, and stormwater infrastructure.

Comments

1. Letter says 22 parking spaces provided. Including 4 spaces added on ATM parcel, the site plan shows 22 parking spaces, however, the 2 spaces to the rear of the ATM parcel are outside the area of disturbance.

166 - 2020	Town of Geneva Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Peisher, Shawn	
Tax Map No(s):	147.08-1-8.100	
Brief Description:	Area variance for rear(lake) setback for deck of 12.5' when 25' is required at 4599 Whites Point in the Town of Geneva.	

167 - 2020	Town of Geneva Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Augustine, Michael	
Tax Map No(s):	133.11-2-51.000	
Brief Description:	Area variance for adding a second garage bay on the west end of a house at 22 Bay Heights Circle in the Town of Geneva. The addition would have a side setback of 5' when 10' is required.	

168 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Hospitality Syracuse	
Property Owner:	R&F Canandaigua	
Tax Map No(s):	84.00-1-27.200	
Brief Description:	Site plan for new 40 SF. 20' tall ground/pylon sign for Taco Bell at Raymour & Flanigan Plaza, 4404 SR 5/US 20 in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/25859/164-2020-Rev-drawings-9-4-2020	

169 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Marks Engineering	
Property Owner:	Metrose, William	
Tax Map No(s):	83.00-1.150	
Brief Description:	Subdivision of two parcels at 5100 and 5150 Bristol Road with a total of 7.43 acres into 10 lots for single family homes, and 1 lot for conserved open space. https://www.co.ontario.ny.us/DocumentCenter/View/25874/169-2020-sub-plan-BRISTOL-ROAD-5100-2020-09-21-pdf	

Previously reviewed as a Technical Review, referral 143-2019 in July 2019, and Sketch Plan in April 2020.

The subdivision continues to show 10 lots on a dedicated cul-de-sac off Bristol Road west of the Hammocks Apartments. Other adjacent land uses include a large lot single-family residence to the west and fallow agricultural land to the north. The conservation analysis indicates the site consists of open grass lands for the 350' closest to Bristol Road, then a mixture of brush and saplings to a distance of 650', then a mature forest to the rear of the property at 1,500' from the road. There is also an old hedge row of mature hardwoods along the western property boundary. According to Oncor, there are no mapped floodplains, wetlands or steep slopes on the site.

The proposed subdivision will remove approximately 200' of mature wood lot and retain the remainder. The plan also shows extension of public water and sewers, a single point of access onto Bristol Street, and an infiltration basin to the east of the project

road. There is a cinder trail and a row of trees along the eastern property boundary as far as the cul-de-sac and a natural surface trail and 15' public access to the northern lot boundary and then turning east and continuing to a lot off Thompson Lane/Cornell Road in the City of Canandaigua. The subdivision requires a wavier to allow a minimum lot size of 9,000 SF when 10,000 SF is authorized by the clustering regulations.

The 3.3 acres of preserved land will be retained in private ownership with a conservation easement to the Town of Canandaigua and the right to use the parcel for forestry, underground utilities, stormwater management, trails, and agriculture, including agricultural structures. A land management plan will be developed by the applicant prior to filing the conservation easement.

Comments

1. Will the trail connect to developed areas to the east? Is it intended as a portion of a trail connection from Outhouse Park to Miller Farm?

170 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Leo Genecco & Sons	
Tax Map No(s):	55.02-3-119.100	
Brief Description:	Subdivision and area variance for 2 lot subdivision on an extension of Mobile Road by Stella's Flowers off SR 332 south of Canandaigua-Farmington Town Line Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/25912/170-2020-Cdga-Farm-TL-Rd-geneco-subdivision-2020-09-29-	

There are 6 developed single family lots off Mobile Road. The proposed subdivision will create another 2 lots along a private extension of Mobile Road. The lots are 100' and 130' wide with .5 and .4 acres. The remainder lot includes 49.427 acres. There are also an additional 15 acres owned by applicant.

The subdivision plan, but not Oncon indicate substantial wetland areas in the northern and western portions of the parent parcel. Oncon does show the property and adjacent properties are in the agricultural district.

Comments

1. Is easement from Farmington-Canandaigua Town Line Road intended to provide future access to remainder parcel? The applicant should be required to provide an overall development plan for the entire site. In particular, the private extension of Mobile Road may complicate future site development.
2. The EAF indicates stormwater will be conveyed to an established conveyance system, though the subdivision plan does not include any details.

170.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Leo Genecco & Sons	
Tax Map No(s):	55.02-3-119.100	
Brief Description:	Subdivision and area variance for 3 lot subdivision on an extension of Mobile Road by Stella's Flowers off SR 332 south of Canandaigua-Farmington Town Line Road in the Town of Canandaigua.	

See information at 170-2020.

171 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	NMS Brownroft	
Tax Map No(s):	98.13-1-7.000	
Brief Description:	Site plan and area variance for addition to house and new garages and deck at 3411 West Lake Boulevard off CR 16 south of Adams Drive in the Town of Canandaigua. Area variance to allow 40' rear (lake) setback when 60' is required; existing house is setback 50'. Area variance for 6.5' side setback when 12' is required. https://www.co.ontario.ny.us/DocumentCenter/View/25879/171-2020-site-plan-WEST-LAKE-BLVD-3411-2020-09-21	

According to OnCor, all existing structures and the site of house addition and 1 of the proposed garages are in the floodplain. OnCor also shows bands of 16-30 percent slope at the road edge and near the western edge of the lot.

171.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	NMS Brownroft	
Tax Map No(s):	98.13-1-7.000	
Brief Description:	Site plan and area variance for addition to house and new garages and deck at 3411 West Lake Boulevard off CR 16 south of Adams Drive in the Town of Canandaigua. Area variance to allow 40' rear (lake) setback when 60' is required; existing house is setback 50'.	

See information at 171-2020.

172 - 2020	Town of Gorham Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Imburgia, Stephen	
Tax Map No(s):	113.19-1-8.000	
Brief Description:	Area variance to add deck to front of house at 3999 East Lake Road south of Angel Way in the Town of Gorham. Proposed front setback of 16' when 50' is required. Proposed side setback of 8.5' when 15' is required. Proposed lot coverage of 34.5 percent when 30 percent is allowed.	

173 - 2020	Town of Hopewell Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Heberle, Phil	
Representative:	Harrix-Maxwell, Jay	
Tax Map No(s):	72.05-1-100	
Brief Description:	Site plan for 1,080 SF addition of second story at Superior Plumbing, 2400 SR 21 between Andrews Road and Schutt Road in the Town of Hopewell. https://www.co.ontario.ny.us/DocumentCenter/View/25882/173-20-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/25883/173-2020-site-plan	

The .5 acres lot currently includes a 4,300 SF building used by Superior Plumbing. The building includes an apartment on the 2nd floor of the 2-story portion at the rear of the building. The proposed addition is over the single story front portion of the building. The existing parking area is unstripped gravel. No modifications are proposed to this area; outline of parking spaces is intended to document sufficient area for required/land banked parking.

Adjacent land uses include agriculture to the northwest, single family homes to the northeast and southwest, and a storage building across SR 21 to the southeast.

174 - 2020	Village of Manchester Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Cummings, Wayne	
Property Owner:	LaBreecque, Dr Julie	
Representative:	Group 1 Design	
Tax Map No(s):	32-13-2-42	
Brief Description:	Site plan for renovation of existing building at 2 S. Main Street at the corner of State Street in the Village of Manchester for a dental office. https://www.co.ontario.ny.us/DocumentCenter/View/25883/173-2020-site-plan https://www.co.ontario.ny.us/DocumentCenter/View/25885/174-20-site-plan-layout	

The site plan indicates use of two existing access points of S. Main Street and identifies 20 parking spaces along the north and east sides of the building and between the driveways on S. Main Street

Comments

1. Will the 20 proposed parking spaces be sufficient for the projected number of employees and patients given the number of treatment rooms and typical scheduling patterns? If not is on-street parking available on S. Main Street or in a municipal lot? The 5 parking spaces along the north side of the building fronting State St. could require backing into State Street. If these spaces are allowed, the referring board should consider requiring applicant to sign them for back in employee parking only
2. The apartment building at 8-10 S. Main Street does not appear to have on-site access to the parking area to the rear of the building. Does/should the lot have an access easement from the proposed site or via the driveway to the rear of the building at 12 S. Main St?

175 - 2020	Town of Victor Town Board	Class: 1
Referral Type:	Text Amendment	
Applicant:	Town of Victor	
Brief Description:	Text amendment to Article V 211-51,52,53, and 54 regarding landowner responsibility for inspection and maintenance of stormwater facilities in the Town of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/25886/175-2020-Stormwater-regs	

See also chapter 177 stormwater management and erosion and sediment control 2005

Amendments to stormwater control section of the zoning code to include added definition of Drainage Improvement Area and related map (**does map exist?**) and changes to maintenance and repair section. The changes to 211-54 Maintenance and Repair of Stormwater Facilities includes clarification that property owners are required to inspect and maintain stormwater management facilities whether or not a formal maintenance agreement was executed at the time of development. Required property owner inspection applies in addition to any Town inspection as authorized by maintenance easements. The amendment requires landowners to have stormwater facilities inspected by a professional engineer every 3 years and to submit the inspection report to the Town with a plan and schedule to fix any problems. The amendment also includes procedures for enforcement and penalties for offenses.

Comment

1. Consider migrating to a code structure where the fines and penalties for code violations are centralized and can be easily updated?

176 - 2020	Town of Gorham Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Thomann, John	
Representative:	Marks Engineering	
Tax Map No(s):	127.19-4-56.000	
Brief Description:	Area variance for demolition and replacement of cottage at 4546 Lake Drive with house and 20x40 detached 2 story garage/bunkhouse. Re-development retains 42 percent lot coverage when 25 percent is allowed, 5.5' garage front setback when 30' is required and increases north side setback from <1' to minimum of 3'. Project requires variance for garage height of 29' when 14' is allowed. https://www.co.ontario.ny.us/DocumentCenter/View/25887/176-20-site-plan	

177 - 2020	Town of Victor Town Board	Class: 2
Referral Type:	Map Amendment	
Applicant:	Town of Victor	
Brief Description:	Map and text amendment to Town of Victor zoning code 211-27.11 to add .54 acres adjacent to 607 Rowley Road to the Royal Car Wash at Cole and Parks Planned Development District. https://www.co.ontario.ny.us/DocumentCenter/View/25887/176-20-site-plan	

Area proposed for rezoning is identified only by metes and bounds; property has not been subdivided nor transferred to the applicant. The text amendment indicates the property will be added to Planned Development District; development within the district is governed by a PDD plan.

Comments

1. What use and setback regulations will apply to this property?
2. Will the added property be annexed to the existing developed lot?

NYS Thruway Authority Comments Requests that site plan approval be delayed or conditioned on transfer of property.

177.1 - 2020	Town of Victor Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Victor	
Brief Description:	Map and text amendment to Town of Victor zoning code 211-27.11 to add .54 acres adjacent to 607 Rowley Road to the Royal Car Wash at Cole and Parks Planned Development District	

See information at 177-2020.

178 - 2020	Town of Victor Planning Board	Class: 1 Late Referral
Referral Type:	Site Plan	
Applicant:	Victor Ryoal Car Wash LLC	
Property Owner:	Victor Royal Car Wash	
Tax Map No(s):	6.00-2-76.100	
Brief Description:	Site plan modification to construct a 3rd stacking lane with pay island, 15 additional vacuum stalls, and 5 employee stalls on land adjacent to existing Royal Car Wash at 607 Rowley Road in the Town of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/25887/176-20-site-plan	

This is a site plan for the lands proposed to be transferred from the NYS Thruway Authority to Royal Car Wash. The application letter of intent indicates the property is 75'x300' though no dimensions are indicated on the site plan. The site plan does include a note that the existing property line will be dissolved. The additional property will accommodate a third stacking lane and pay island as well as 15 additional vacuum stations open to the general public and 5 employee parking stalls. .

Comments

1. The referring board should consider crosswalks or other features needed to provide safe passage of employees from new parking area to the office.

NYS Thruway Authority Comments Requests that site plan approval be delayed or conditioned on transfer of property.

179 - 2020	Town of Farmington Town Board	Class: n/a Late Referral
Referral Type:	Technical Review (partial review completed)	
Applicant:	Farmington Pointe	
Property Owner:	Laviano, Rob	
Tax Map No(s):	41.00-1-13.111 41.00-1-37.000 41.00-1-36.110? 41.00-1-60.000? 41.00-1-35.100?	
Brief Description:	Technical Review of incentive zoning concept plan showing 86 acres with commercial, multi-family, and single-family developed with 165 townhouses, 140 apartments, 70,400 SF of retail space and a 57,600 SF assisted living facility. Development includes frontage on SR 332, extension of Ivory Drive across the Auburn Trail, connection of Carmen's Way to Ivory Drive and a road connection from Carmen's. https://www.co.ontario.ny.us/DocumentCenter/View/25895/179-20-Concept-Plan	

The concept plan shows the following:

- Phase 1 –7 new buildings with 43,000 SF of retail space along SR 332
- Phase 2- 57,572 assisted living/memory care building with access off Carmen’s Way at Ivory Drive
- Phase 3- east of trail – 6 townhouse buildings with 35 units and 16 visitor parking spaces
- Phase 3 - west of trail - 9 townhouse buildings with 36 units and 12 visitor parking spaces
- Phase 4
- Phase 5
- Phase 6

Comments

1. The phases in the table with coverage calculations match the concept plan, but the table of units/SF does not match the concept plan.
2. Can snowplow turnaround with vehicle in visitor parking spaces at end of Phase 3 east access road?
3. Lot 135.10 with 22.2 acres is listed as included but not shown on the concept plan.
4. Does not seem realistic to expect retail to be developed first when other area mixed use projects are proceeding with residential but not commercial development.

180 - 2020	Town of Phelps Planning Board	Class: 1 Late Referral
Referral Type:	Site Plan	
Applicant:	Hanson Aggregates NY LLC	
Property Owner:	Kenneth & Lillian Horst	
Representative:	Michael A. Fogel Esp @Brown, Duke & Foge	
Tax Map No(s):	49.00-1-66.111 49.00-1-73.220	
Brief Description:	Site plan and special use permit for 35 acre mining area expansion by Hanson Aggregates on the south side of SR 96 west of the existing mine at Haynes Road and east of the creek in the Town of Phelps. https://www.co.ontario.ny.us/DocumentCenter/View/25896/180-20-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/25897/180-20-Mining-Plan-Map https://www.co.ontario.ny.us/DocumentCenter/View/25897/180-20-Mining-Plan-Map	

On June 2, 2020, Hanson Aggregates received a permit from DEC to amend their Mined Land Use Plan to add 35 acres immediately west of the previous extent of property included in the mine permit area and now the subject of a special use permit and site plan. The modification area is zoned C-2 and in the **Mine Overlay District. – Check Comp Plan** The modification area extends as far west as the class 3(t) tributary to the Canandaigua Outlet. The application materials identify the modification area as currently in agricultural use with 18 percent of the area listed as highly productive soils. The new area will not include an additional access point from SR 96 and no buildings are proposed.

The modification area consists of two parts: one with 11 acres owned by Hanson along SR 96 and a portion of 325 acre dairy farm to the south. Hanson recently requested that the 11 acre property be removed from the agricultural district. There are 3 active farm operations within 500’ of the modification area. Other non-mine uses along SR 96 near the modification area includes a home on Pre-Emption Road to the west (R1 in the noise analysis), a cluster of homes on the north side of SR 96 (the nearest house is R2 in the noise analysis) and 2 homes on the south side of SR 96 between the existing and added mine area (R3 in the noise analysis).

According to application materials, the modification area has slopes of less than 10 percent and is located over a principal aquifer. One-third is poorly drained soils. In 2018 the applicant conducted drilling to document subsurface conditions. The silty clay overburden is 17’ to 37’ in depth over sand and gravel deposits.

The recent permit increased the Life of Mine area to 459 acres. The 189 acre Permit Term Area covered by the 11/16/2016 to 11/15/2021 permit remains unchanged. The Mined Land Use Plan shows the location of active areas south of SR 96 including a fine sand mining east of Hayes Road (27.2 acres) and the south pit, west of Hayes Road. It also shows the 25 acre processing plant, stockpile area, and settling ponds north of SR 96 opposite Hayes Road; the Phase I and Phase II reclaimed areas totaling 46 acres north of the plant, and 52 acres for future mining located immediately east and west of Hayes Road and south of the south pit.

The Reclamation Plan Map identifies an additional 14 of reclaimed land and 19 acres of open water in Phases III and IV north of SR 96, a plan to reclaim the fine sands area east of Hayes Road for agricultural use, 115 acres of open water in the south pit/modification area, and 37 acres of open water further south and immediately east of Hayes Road. The current mine permit and modification expect no more than 50 percent of reclaimed areas to be open water with 40 percent emergent growth area with a maximum depth of 1’ to 3’ and 10 percent undisturbed or reconstructed islands. **check**

The Reclamation Plan Map indicates a 100' setback along the Niagara Mohawk power transmission line ROW that separates the south pit area from expansion areas further south. The Plan shows a small area of overburden disposal within a portion of this setback and a large area of overburden disposal to the east of the two residences at noise receptor R3. The plan shows 100' setback areas along SR 96, 75' setbacks along some perimeter property lines, and 25' setbacks along some property lines. Some of the proposed berm areas identified on the Mining Plan Map are not labeled on the Reclamation Plan Map.

The applicant anticipates mining 1.5 million cubic yards from the modification area over 10 years and creating a 4.5 million gallon, 30 acre groundwater impoundment area. The pond will be contiguous with the existing pond created by mining the south pit. As reported above, the final size of the pond will be 115 acres with a maximum depth of 50'. Existing mine operation plan provisions regarding spill prevention, control, and containment will apply to the modification area. The disturbed perimeter will be graded to natural slope of 1v 3h, ponds will have 1'-3' depth at edge and 1:3 or 1:4 slopes further out.

The EAF Part 1 identifies potential air emissions in diesel exhaust from generators and excavation equipment and dust from excavation, haul roads, and processing. The mine permit provides an analysis of noise impacts at existing homes in the vicinity of the modification area. The analysis identifies the primary source of existing ambient noise as traffic on SR 96 and CR 6. The analysis used field measurements to identify the sound level of equipment to be used in stripping and mining the modification area as follows:

- Stripper 84 dBA
- Above water excavation with front-loader 81.6 dBA,
- Below water excavations with dredge 86 dBA.

The noise analysis projected the impact of such equipment operations on existing noise levels at 3 locations (R1, R2 and R3). Most sound level changes are projected at 3-6 dBA above existing levels. According to the application, NYSDEC only considered such increases significant for very sensitive receptors. The greatest sound impact would be from stripping activities around the 2 homes between the existing mine and modification area (R3). Proposed stripping activity is projected to increase sound level by 13.8 dBA at R3 on south side of SR 96; the potential for adverse noise impact at R3 is mitigated by a proposed perimeter berm. The berm would reduce sound increase to 5.2 dBA.

Comments TBA

180.1 - 2020	Town of Phelps Zoning Board of Appeals	Class: 1 Late Referral
Referral Type:	Special Use Permit	
Applicant:	Hanson Aggregates NY LLC	
Property Owner:	Kenneth & Lillian Horst	
Representative:	Michael A. Fogel Esp @Brown, Duke & Foge	
Tax Map No(s):	49.00-1-66.111 49.00-1-73.220	
Brief Description:	Site plan and special use permit for 35 acre mining area expansion by Hanson Aggregates on the south side of SR 96 west of the existing mine at Haynes Road and east of the creek in the Town of Phelps.	

See information at 180-2020.

181 - 2020	Village of Naples Village Board	Class: n/a Late Referral
Referral Type:	Technical Review	
Applicant:	Village of Naples	
Brief Description:	Technical review of proposed amendments to Village and Town of Naples Zoning Codes to consolidate definitions and apply appropriate development regulations to commercial, residential, and mixed use areas and ease administrative of code by shared CEO and Joint Planning and Zoning Boards. https://www.co.ontario.ny.us/DocumentCenter/View/25899/181-2020-Naples-Zoning-TR-	

TBA

181.1 - 2020	Town of Naples Town Board		Class: n/a Late Referral
Referral Type:	Technical Review		
Applicant:	Village of Naples		
Brief Description:	Technical review of proposed amendments to Village and Town of Naples Zoning Codes to consolidate definitions and apply appropriate development regulations to commercial, residential, and mixed use areas and ease administrative of code by shared CEO and Joint Planning and Zoning Boards.		

TBA