

**Comments:** The referring body is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.

#### OCSWCD Comments

1. The records in this office show the existing onsite wastewater treatment system was designed by a licensed professional, approved by this office and installed in 1996. The system was designed for a four (4)-bedroom residence with a maximum hydraulic loading of 130 GPD/bedroom = 520 GPD. The sand fill leaching system is greater than 100 feet from the shoreline of Canandaigua Lake. This system meets current New York State Department of Health (NYSDOH) requirements. The records also show that this system is under a maintenance contract.
2. The documents submitted for review (Variance Plan and architectural plans) do not clearly show the total number of bedrooms after the addition is completed. Should this addition result in greater than four (4)-bedrooms, the capacity of the onsite wastewater treatment system will need to be addressed.
3. The architectural plans show that the new shower on the second floor to be 34" X 48". This larger than normal shower stall quite often ends up being a multi-head surround-a-shower with 4 to 8 or more shower heads. These multi-head surround-a-showers (depending on usage) have the potential to hydraulically overload an onsite wastewater treatment system. This needs to be clarified since the residence is on a municipal public water supply.
4. Even though the existing onsite wastewater treatment system meets NYSDOH requirements for a four (4)-bedroom residence as of 1996, it needs to be noted that the Town of Canandaigua adopted an On-Site Wastewater Treatment Law in 2017. (Local Law #9) Under Section **202-6. Design Standards: C. (2)** "The minimum design of the system shall be based on 150 GPD per bedroom and/or bedroom equivalent for all onsite wastewater treatment systems located wholly or partially within 200 feet of Canandaigua Lake." Therefore, this existing system for a four (4)-bedroom residence should be based on 600 GPD.
5. I raise these issues regarding the existing onsite wastewater treatment system because my experience has shown that even the best of systems designed by a licensed professional and properly maintained by an authorized manufacturer's representative for the aerobic treatment unit will fail pre-maturely if the system is hydraulically overload

| 204 - 2018         | Town of Canandaigua Planning Board   | Technical Review |
|--------------------|--|------------------|
| Referral Type:     | Technical Review   |                  |
| Applicant:         | Venezia Associates   |                  |
| Property Owner:    | Warner, David  |                  |
| Tax Map No(s):     | 97.04-1-6.121  |                  |
| Brief Description: | Technical review of conservation subdivision sketch plan for 35 lot subdivision on 44 acres on Ashton Place off CR 16 south of Ferris Hills Drive in the Town of Canandaigua.<br><a href="http://www.co.ontario.ny.us/DocumentCenter/View/15680/204-18-Sub2">http://www.co.ontario.ny.us/DocumentCenter/View/15680/204-18-Sub2</a> |                  |

A different sketch plan for this 44 acre parcel was reviewed in June 2018 as referral 86-2018. The applicant's letter accompanying this referral indicates the presence of 9 acres of constrained land including 5 acres of woods and 4 acres of slopes greater than 15%; the sketch plan shows 3 areas totaling 13.6 acres of conservation area. This plan notes indicate preservation of the constrained land plus 40% of the unconstrained 35 acres, which would be 23 acres. The plan shows the layout of 35 building lots. The Town's Zoning Law Determination indicates 17.6 acres to be undeveloped.

This sketch plan now states all preserved lands are included within private lots. The materials submitted do not include any stormwater or erosion control information. It appears based on grading shown; lots 1 to 9 and 25 to 35 would have to drain to SWMFs on the land between lots 32 to 35 and the homes on CR 16 or in the conservation area south of Bedford Drive. Lots 10 to 24 would drain toward the northwest.

The revised site plan shows a through connection to the Fox Ridge subdivision that indirectly connects to Middle Cheshire Road. Most lots are in the 21,000 SF to 32,000 SF range with one 9.8 acre lot encompassing the majority of the steep slope conservation area. Lot widths are mostly in the 60; to 90' range with some longer frontages along curves. In the southwest corner of the site there are slopes of 16 to 30 %.

**June 2016 project description** The plan shows a 2.445 acre storm detention area and a 12.234 acre hillside conservation area but states overall protected undeveloped area is 19.852 acres with the remaining 24.178 acres developed with 35 lots. Lot sizes vary from 20,000 SF to 43,000 SF with more than half in the 20,000 SF to 25,000 SF range. Lots vary in width from 47' on the cul-de-sac to over 170' for pie shaped lots along curves with about half in the 80- 95' range.

The subdivision plan shows the frontage on CR 16 being transferred to an adjacent land owner and an area shown with a stormwater pond is to be transferred to the applicant.

According to OnCOR there are no floodplains or wetlands on the site. Property to the northwest is in an agricultural district. Site soil characteristics are as follows:

Honeoye loam 3 to 8 percent slope – 16.69 acres, 8 to 15 percent – 13.32 acres, 15-25 percent 2.5 acres  
**Prime Farmland** – areas w/ slopes 3 to 8 %, **Farmland of Statewide importance** - areas w/ slopes of 8 to 15 %, **Not Prime Farmland** - areas with slopes 15 to 25%  
**Permeability:** Moderately High **Erodibility:** Medium  
**Hydrological Group C** **Not Hydric**  
Lima loam 3-8 percent slope- 10.33 acres  
**Prime Farmland**  
**Permeability:** Moderately High **Erodibility:** High  
**Hydrological Group C/D** **Not Hydric**  
Ovid silt loam 0-3 percent slope- 1.2 acres  
**Prime Farmland**  
**Permeability:** Moderately High **Erodibility:** High  
**Hydrological Group C/D** **Not Hydric**

#### June 2018 Comments from OCDPW

It appears that this project will discharge stormwater to our culvert #79; therefore we will need to review the stormwater management plan/drainage report.

#### June 2018 Comments from OCSWCD

Not able to comment on stormwater management or soil erosion and sediment control without SWPPP and final design plans.

#### June 2018 CPB

Not able to provide additional meaningful technical review given the level of detail provided regarding existing and proposed site conditions, especially stormwater.

#### December 2018 Comments from Resident of 4851 Ashton Place

1. The original subdivision plan for this area envisioned 23 additional lots. Are the sewers along Ashton Place sized to accommodate a 35 lot development?
2. There are springs on the property and portions hold standing water. What stormwater management practices will be used to avoid off-site impacts following development of these lots?

#### December 2018 Comments

1. The plan notes indicate conservation lands are to be held in private ownership; it is not clear which lot(s) include 1.9 acre conservation area to the north of the proposed road or lands between lots 32 to 35 and homes on CR 16.
2. It appears that this project will continue to discharge stormwater to CR 16 culvert #79; therefore OCDPW will need to review the stormwater management plan and drainage report.
3. The SWPPP and stormwater management plans should be reviewed by Canandaigua Lake Watershed Manager before approval.
4. In accordance with Town regulations for conservation subdivision in 174-16, a complete preliminary subdivision plan and therefore a complete County Planning Board referral must include a conservation analysis including an analysis of the conservation value of various site features.

| 205 - 2018      | Town of Canandaigua Planning Board                 | Class: 1 |
|-----------------|--|----------|
| Referral Type:  | Site Plan  |          |
| Applicant:      | Smith, Gary  |          |
| Property Owner: | Finger Lakes United Cerebral Palsy/Happiness House |          |