

Ontario County Emergency Management Office or encourage local planning boards to include emergency access in the site plan review criteria and involve emergency service providers (Fire & Medical) in the local approval process.

The proposed parcel to be subdivided is bisected by the municipal line between the Town and City of Canandaigua. The proposed subdivision would create an approximately 9 acres landlocked parcel located within the City of Canandaigua. It appears as though the rear parcel could eventually be accessed via Porter Street, but as detailed on ONCOR, that street has not yet been constructed. Due to the proximity of the parcel to the municipal line, the City of Canandaigua should be consulted to discuss access management to the proposed and future parcels in accordance with Town law.

Board Motion: *Referrals #121-2017 & #121.1-2017 be retained as Class 2s and returned to the local board with the recommendation of approval with the following modification.*

Modification #1: Given the proposed subdivision will create a land locked parcel within the City of Canandaigua, the referring board must refer this application to the City of Canandaigua and received their comments prior to the taking action.

Motion made by: Carol O'Brien

Seconded by: Patti Wirth

Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.

121.1 - 2017	Town of Canandaigua Planning Board	Class: 2 (Revision Per Motion)
Referral Type:	Site Plan	
Applicant:	Chrisantha Inc	
Tax Map No(s):	71.09-2-35.000	
Brief Description:	Subdivision and Site Plan approval request to divide 0.471 acres from a 9.853 acre parcel and construct a single-family residence. Project located at 4951 North Rd. in the Town of Canandaigua.	

Comments: See referral #121-2017 for project summary, comments and motions.

122 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Mottler, Kevin	
Tax Map No(s):	70.00-1-44.000	
Brief Description:	Site Plan to construct 3 pole barns on a 1.9 acre parcel zoned industrial. Project located at 2580 Brickyard Rd. in the Town of Canandaigua.	

- What will be the intended use of the pole barns?
- The proposed project parcel is located within the Suckerbrook Watershed. No erosion and sedimentation control details or SWPPP were provided with the referral documentation. These details should be provided and reviewed by Kevin Olvany, Canandaigua Lake Watershed Council, prior to any determination by the local board.
- The plans do not show how the proposed project will be screened from the adjacent residential buildings. The local board is encouraged to require screening of the property.

According to ONCOR:

- *No State & Federal wetlands are present on the property.*
- *The parcel is not located within FEMA floodplain.*
- *The property is located within Agricultural District #1. An Agricultural Data Statement should be submitted by the applicant and reviewed prior to action by the referring board.*
- *Soil Characteristics*
 - *Type: Odessa silt loam*
 - *Slope: 0 to 3 percent*

- Soil permeability: Moderately Low
- Erodibility: Very High

CPB Comments

In addition to the comments above;

The referral package does not provide details on erosion and sedimentation controls. Given the proximity of the parcel in the Suckerbrook Watershed these details are critical to a site plan review. Additionally, the proposed use of the proposed buildings is not known. Without knowledge of the use it is not possible to understand if screening should be required and the criticalness of emergency access to the site. The Site plan package is Incomplete. Once the above referenced documentation is available the project should be re-referred to the County Planning Board for comment.

Board Motion: Referral #122-2017 be retained as a Class 1 and returned as **Incomplete**.

Motion made by: Glen Wilkes

Seconded by: Patti Wirth

Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.

123 - 2017	Town of Canandaigua Planning Board	Class: AR-1
Referral Type:	Site Plan	
Applicant:	Smith, Chuck	
Property Owner:	Hoff, John & Kathy	
Tax Map No(s):	98.15-1-15.110	
Brief Description:	Site Plan and Area Variance approval request to construct a 528 sq ft detached garage on a 0.378 acre parcel. Proposed structure does not meet the front setback. Project located at 3444 Poplar Beach Rd. in the Town of Canandaigua.	

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

The intent of this policy is to:

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

C. All other applications subject to policy AR-5.

Final Classification: Class 1

Findings:

1. As of 2005 69% of the parcels in Ontario County were classified as one or two family residential. Between 2000 and 2005, 2,018 residential parcels were added to the County's tax rolls (Ontario Co. RPTS Annual Report)
2. Collectively individual residential developments have significant impacts on surface and ground water.
3. Proper design off onsite sewage disposal is needed to protect ground and surface waters.
4. Proper storm water and erosion control is also needed to achieve that same end.
5. Proper sight distance at access points along County roads is an important public safety issue of county wide significance.
6. Standards related to protecting water quality and traffic safety have been established by agencies such as the American Association of State Highway and Transportation Officials (AASHTO), and NYSEDC.
7. These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met.

Final Recommendation – The CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

123.1 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: AR-1
Referral Type:	Area Variance	
Applicant:	Smith, Chuck	
Property Owner:	Hoff, John & Kathy	
Tax Map No(s):	98.15-1-15.110	
Brief Description:	Site Plan and Area Variance approval request to construct a 528 sq ft detached garage on a 0.378 acre parcel. Proposed structure does not meet the front setback. Project located at 3444 Poplar Beach Rd. in the Town of Canandaigua.	