

Brief Description:	Site Plan approval for the division of 18.57 acre lot into a 1.68 acre lot and a 16.898 acre lot. Existing 2-story single family residence will remain. Plans to renovate existing barn/garage into a single family residence. Variances needed for front setbacks and accessory structures. Project is located at 4788 CR 16 in the Town of Canandaigua.
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**COMMENTS:** See referral #84-2016 for project summary and comments.

84.2 - 2016	Town of Canandaigua Zoning Board of Appeals	Class: 2
Referral Type:	Area Variance	
Applicant:	Mink, Bruce	
Representative:	Grove Engineering	
Tax Map No(s):	140.14-1-14.211	
Brief Description:	Area Variance request for the division of 18.57 acre lot into a 1.68 acre lot and a 16.898 acre lot. Existing 2-story single family residence will remain. Plans to renovate existing barn/garage into a single family residence. Variances needed for front setbacks and accessory structures. Project is located at 4788 CR 16 in the Town of Canandaigua.	

**COMMENTS:** See referral #84-2016 for project summary and comments.

85 - 2016	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	McMahon LaRue Associates	
Property Owner:	Morgan Canandaigua Land LLC	
Tax Map No(s):	56.00-1-55.220	
Brief Description:	Site Plan approval to construct 14 apartment buildings with 115 dwelling units, community center, and swimming pool in a PUD. The project is located at the intersection of Yerkes Rd and Brickyard Rd in the Town of Canandaigua.	

**Per Engineers Email on 6/2/16:**

- On 8/27/13 the Local Planning Board granted final approval for Centerpointe Apartments Phase 3 which included 122 units in 13 buildings plus a Community Center.
- Subsequently the owner determined that the cost of the proposed buildings was too high and redesigned the building.
- We resubmitted plans and appeared before the Local Planning Board at their 3/25/15 meeting for a site plan amendment for 115 units in 12 buildings plus a community center.
- Road, Utilities, Sidewalks, Lighting and Landscaping were unchanged.
- Plans submitted for the 6/28/16 Local Planning Board is the same as reviewed by the Board on 3/25/15.

Submittal was made to County Planning Board and comments were returned to the referring board. Comments are included below for your reference.

**2013 Comments**

**Agriculture**

This apartment development proposed is located across the street and downwind of active agricultural land in Ag. District 1. There is potential for complaints by residents about impacts such as dust, noise, odors, and pesticide application that are part of accepted farming practices.

**Surface and Subsurface Agricultural Drainage System** Any surface or subsurface agricultural drainage infrastructure that may be either onsite or in nearby fields should be delineated and measures taken to avoid any disruption to the system during or after construction. The applicant should consult with the farmers who had owned the land to identify surface and subsurface drainage infrastructure.

**Stormwater Management** (Ontario County Soil and Water Conservation District)

- Will this project require a 5-acre waiver? If so has the Town of Canandaigua (a newly designated MS4 community) appointed a Stormwater Management Officer (SMO)?
- If so, has the SMO received a copy of the SWPPP and signed the required SWPPP Acceptance form?
- The limits of clearing are not clearly shown on the plans. The limits of clearing should be shown on the plans and also clearly marked in the field prior to construction.
- On page 3 of 10 the stabilized construction entrance shown is approx. 14'x 55' however on page 9 of 10 the detail dimensions are different.
- On page 8 of 10 erosion control note #16 references staked straw bales, however, there are none shown on the plans.

**County Sewers** (from OC Department of Public Works)

The Town of Canandaigua Development Office forwarded site plans to our office for this project. The applicant is required to submit engineering reports for these projects in accordance with 10-State Standards to the County.

1. Engineering reports must include the following and other pertinent information:
  - a. Flow: The anticipated design average and design peak flows for the existing and ultimate conditions must be established. The basis of the projection of initial and future flows must be included and must reflect the existing, or initial service area, and the anticipated future service area.
  - b. Impact on Existing Wastewater Facilities: The impact of the proposed project on all existing wastewater facilities, including gravity sewers, lift stations, and treatment facilities must be evaluated.
2. Capacity analysis is required for existing sanitary sewer systems that could potentially be impacted by additional flows from the project, namely:
  - a. The applicant is required to demonstrate that Pump Station 1N, located at 2417 State Route 332, Canandaigua, NY (corner of Aroline Drive and Fire Hall Road), has sufficient capacity to handle the projected additional flow from the proposed development.
  - b. The analysis should also include the gravity sewer upstream of the pump station and the sanitary force main that conveys flow from the pump station to the County's interceptor on Parkside Drive.

The applicant must collect current information on flow characteristics and volumes for the sewer or sewers influent to Pump Station 1N.

**2016 COMMENTS:**

Per discussion with Town representatives the proposed development was previously approved by the Town and is being re-referred because the previous approval has expired.

Based on the documentation provided in the referral packets, the applicant is proposing to construct 115 units among 14 buildings, community center and a community pool. This represents an increase in overall construction of 2 buildings while the number of units remains unchanged.

The Town's engineer should confirm that the change in the number of buildings proposed and their proposed layout does not impact the sizing or placement of the stormwater management infrastructure.

**According to ONCOR:**

- No State or Federal wetlands are present on the property.
- The property not located within a FEMA floodplain.
- The property is located within 500 ft. of an Agricultural District. An Agricultural Data Statement should be 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

**Board Motion:** Referral #85-2016 be retained as a Class 2 and returned to the local board with comments.

Motion made by: Dave Wink

Seconded by: Glen Wilkes

**Vote: 15 in favor, 0 opposed, 0 abstentions. Motion carried.**

86 - 2016	Village of Victor Planning Board	Class: 1 Late Referral
Referral Type:	Subdivision	
Applicant:	Lynaugh Road Properties, Inc	
Representative:	BME Associates	
Tax Map No(s):	16.18-3-1.200; 16.18-3-1.100	
Brief Description:	Subdivision request to create 17 residential lots on a 5.8 acre parcel for single-family homes, each with a two-car garage. The applicant was granted their previous request for the annexation of 2 acres from the Town of Victor to the Village of Victor. The project is located at 188 Church Street in the Village of Victor.	

**COMMENTS:**

Subdivision request to subdivide a 5.8 acre parcel into 17 residential lots to construct 17 single-family homes, which each include a 2-car garage.

- Access to the project includes 4 connections from existing roads, which will all be dedicated to the Town and Village.
- The annexation of 2.2 acres from the Town of Victor to the Village of Victor was approved on May 2, 2016.

Project description and town and village comments are included with the comments provided for Referral #77-2016 for the Town of Victor. Any comments specific to the Village will be identified as such.

**According to ONCOR:**

- No State or Federal wetlands are present on the property.
- The property not located within a FEMA floodplain.
- The property is not located within 500 ft. of an Agricultural District.
- Soil Characteristics
  - Type: Collamer silt loam
  - Slope: 0 to 3 percent
  - Soil permeability: Moderately High
  - Erodibility: Very High

**CPB COMMENTS:**

See Referral #77-2016 for all CPB comments and final decision.

86.1 - 2016	Village of Victor Planning Board	Class: 1 Late Referral
Referral Type:	Site Plan	
Applicant:	Lynaugh Road Properties, Inc	
Representative:	BME Associates	
Tax Map No(s):	16.18-3-1.200; 16.18-3-1.100	
Brief Description:	Subdivision request to create 17 residential lots on a 5.8 acre parcel for single-family homes, each with a two-car garage. The applicant was granted their previous request for the annexation of 2 acres from the Town of Victor to the Village of Victor. The project is located at 188 Church Street in the Village of Victor.	

**COMMENTS:** See referral #86-2016 for project summary and comments.