

171 - 2017	Town of Canandaigua Town 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 review for an industrially zoned parcel at 2580 Brickyard Road between Airport Road and North Road in the Town of Canandaigua. The applicant is proposing to build 3 pole barns with a total of 7,040 sq.ft. for storage of personal vehicles and belongings and 19,222 sq.ft of gravel parking and driveway. Referral due to proximity to Agricultural District.	

July 2017 CPB Comments

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.

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*

September 2017 CPB Comments:

Current referral includes review letter from MRB group and response letter from Marks Engineering. Site plan and response letter address proposed use, vehicle access, and technical review comments. The barns are intended solely for non-commercial use for storage of personal cars, watercrafts, furniture, and other personnel items. There will be no outdoor storage.

The disturbed area is less than 1 acre and therefore no SPDES permit for Stormwater Discharges from Construction Activities is required. The entrance driveway will be paved to the ROW line and provide a stabilized construction entrance.

OCSWCD Comments:

Reviewed site plan and did not identify any areas of concern.

CRC Comments:

- Once constructed, buildings could be sold for commercial use and should be appropriately screened from existing adjacent residential uses.
- Any on-site fuel storage and other toxic vehicle maintenance materials should be used and stored in compliance with NYSDEC requirements to ensure any spill of such materials does not adversely impact the environment.

~~**Board Motion:** Referral #171-2017 be retained as a Class 1 and returned to the local board with comments.~~

Motion made by: Bert Crofton

Seconded by: Len Wildman

Vote: 16 in favor, 0 opposed, 0 abstentions. Motion carried.