

ECB Comments: The ECB questions whether the use of the Conservation Subdivision regulations is appropriate in this application. The ECB also suggests that the Planning Board consider the proposed spur line of the Auburn Trail across the Thomas Road frontage of this property and the purpose of the road stub that is shown leading from the southern boundary of the property.

CPN-20-011 **Marks Engineering, c/o Brennan Marks, P.E., 42 Beeman Street, Canandaigua, N.Y. 14424, representing BTY Holdings LLC, dba “Must Stash It,” 3568 County Road 16, Canandaigua, N.Y. 14424; owner of property at 2970 County Road 10**
TM #84.00-1-17.100
Requesting an Area Variance for the front setback; and requesting a Single-Stage Site Plan approval for “Must Stash It” 12 new self-storage warehouse facilities.

Mr. Ritts presented this application and provided the following information:

The applicant is requesting a Single-Stage Site Plan approval to construct 12 new 4,500-square-foot 12½-foot high storage buildings on a newly subdivided parcel at 2970 County Road 10 adjacent to an existing solar farm.

The applicant also requests an Area Variance for a front setback of 61.43 feet from County Road 10 when 75 is required (a 13.57-foot Area Variance).

The applicant also requests a Special Use Permit to allow the outdoor storage of boats on a proposed gravel area of the site. The outdoor boat storage will be gradually phased out as new storage warehouse structures are built.

Existing conditions include two isolated non-navigable unregulated (under the Clean Water Act) wetland areas that do not require a permit from the U.S. Army Corps of Engineers.

The parcel is relatively flat and is currently vacant land with overgrown brush and grasses. The land drains from east to west.

Three drainage swales will connect to a diversion basin and then to a retention pond. A diversion culvert will be installed to divert stormwater runoff into the retention pond.

Ms. Marthaller expressed concern about the disturbance of the wetlands, especially when it appears from the aerial photograph that the drainage channels may be connected to existing drainage channels on the east side of County Road 10.

The landscape plan includes the planting of six new shade trees along the County Road 10 frontage and four landscape beds to buffer the front of the facility as viewed from

County Road 10. Ms. Marthaller requested that the required calculation for landscaping in the Town Code be compared to the landscape plan that the applicant has provided.

Erosion control measures will include a silt fence around the limits of disturbance, temporary diversion swales to the sediment basin and a stabilized construction entrance.

Ms. Hooker provided the following comments:

This parcel is former prime farmland, now converted to solar farm. The site in question is the sliver between the solar farm and County Road 10. Other than soils, the parcel has no particular distinguishing natural resources. There are wetland areas not far from the site, closer to the Outlet. The site is rated second lowest of five in the Open Space Plan.

ECB Comments: The ECB expresses concern about the disturbance of the two wetland sites and the possible connectivity of their drainage patterns across the property and under County Road to the east. The ECB also encourages the applicant to assure that the proposed landscaping complies with the required landscaping calculations in the Town Code.

i. OLD BUSINESS

1. Town Board Appointment of New ECB Member:

Ms. Marthaller reported that members of the ECB recently conducted an interview with Gary Kochersberger, M.D., who expressed an interest in serving on the board.

■ A motion was made by MS. DAVEY, seconded by MS. HOOKER, that the following recommendation be approved and transmitted to the Town Board and the Town Manager:

To: Town Board, Town of Canandaigua

From: Environmental Conservation Board

Re: Recommendation to Fill a Vacancy on the ECB

On March 5, 2020, at a regular meeting of the Environmental Conservation Board, the board unanimously agreed to offer a recommendation to the Town Board to appoint Gary Kochersberger, M.D., to fill the present vacancy.

Having met and interviewed Dr. Kochersberger previously, we were very pleased with his enthusiasm for the work of the ECB and his desire to learn from this experience. We feel that he will be an asset to the board in the future.