

Brief Description:	Special use permit for operation of a bakery/deli in former office space at 8608 Main Street in the Town of Richmond. https://www.co.ontario.ny.us/DocumentCenter/View/22670/39-2020-Aerial
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The existing building is 1,868 SF. The .48 acre site shares access with the Honeoye Business Park. Adjacent land uses include a gas station to the east, a small retail use and a funeral home to west and manufacturing use further west and to north. To the south across SR 20A are additional manufacturing uses.

40 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	BTY Holdings, LLC	
Tax Map No(s):	84.00-1-17.100	
Brief Description:	Site plan, area variance, and special use permit for mini storage facility at 2970 CR 10 north of CR 46 in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/22671/40-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/22672/40-2020-Grading-Plan	

The applicant proposes to building twelve 4,500 SF storage buildings and to commercially store boats and boat accessories outdoors. The variance is required because the proposed front setback is 61' when 75' required. The special use permit is required for the outdoor storage. All such storage areas must be enclosed/screened from street or residential district. The applicant indicates up to 106,000 SF may be used for outdoor storage prior to site build out. No details are provided regarding screening of such storage areas from CR 10. The variance adjacent to building 1 is required due to a wider ROW at the culvert under CR 10 to allow facility maintenance.

The 7.3 acre industrially zoned lot was recently subdivided from the adjacent solar facility. The lot has nearly 900' of frontage on CR 10 and mostly a depth of 350'. The proposed storage buildings would be located along the CR 10 frontage. The primary site entrance will be at the southern end of the site approximately 350' north of the intersection and very close to the site driveway to solar facility. This primary entrance will have an automatic sliding gate with fob or key code access. A secondary emergency driveway will be located along the northern property boundary.

Submitted materials indicate the site drains to the west and indicate the stormwater management facility on the western edge of the site incorporates an infiltration basis, vegetative filter and retention pond. No reference is made to the stormwater management facility shown along the CR 10 frontage on the site plan except to reference the diversion swale and culvert to carry CR 10 run-off to its existing discharge point. The landscape and lighting plan indicates appropriate lighting levels along property boundaries and shade trees every 100' along the CR 10 frontage. There is no documentation of 30 percent green space.

The applicant has requested a PB waiver to allow a rear setback for the stone outdoor storage area of 25' when 40' is required.

Comments

1. The proposed primary entrance is too close to an existing access connection on the property to the south and depending on the speed limit, likely too close to the access to the motor vehicle repair shop the opposite site of CR 10 to the north. The referring body should encourage the applicant to appropriately space site access given existing access connections

OCWSCD Comments

1. No SWPPP provided.

2. Test pits for infiltration basin provided but soils on this site are extremely poor draining soils (Odessa silt loam and Collamer silt loam) and infiltration basin may not handle volume with increased impervious surface.
3. Stormwater retention pond outlets are also close to property lines and could create drainage issues on adjacent sites given presence of soils with poor drainage characteristics.

40.1 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Marks Engineering	
Property Owner:	BTY Holdings, LLC	
Tax Map No(s):	84.00-1-17.100	
Brief Description:	Site plan, area variance, and special use permit for mini storage facility at 2970 CR 10 north of CR 46 in the Town of Canandaigua.	

See information at 40-2020

40.2 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Marks Engineering	
Property Owner:	BTY Holdings, LLC	
Tax Map No(s):	84.00-1-17.100	
Brief Description:	Site plan, area variance, and special use permit for mini storage facility at 2970 CR 10 north of CR 46 in the Town of Canandaigua.	

See information at 40-2020.

41 - 2020	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Venezia Associates	
Property Owner:	Willy Jones, Terry Dekouski	
Tax Map No(s):	70.00-1--2.111 70.06-1-68.10	
Brief Description:	<p>Technical review of subdivision sketch plan of 53 acre parcel southeast of the intersection of Thomas Road and Brickyard Road in the Town of Canandaigua. Parcel has 6 acres of constrained land and base density of 70 lots. Applicant proposing 72 lots and conservation of 20 acres.</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/22673/41-2020-Aerial</p> <p>https://www.co.ontario.ny.us/DocumentCenter/View/22674/41-2020-Conceptual-Plan</p>	

A subdivision sketch plan for this property was previously reviewed as referral 215-2020 in November 2019. The applicant has since revised the layout and development concept. Since the initial review, the applicant has completed a conservation analysis and the Town of Canandaigua Agricultural Advisory Committee and Environmental Review Committee have reviewed the site. The Town of Canandaigua Agricultural Advisory Committee reviewed the sketch plan and determined that the site, while farmed, ranked low with regard to agricultural or open space protection based soils, natural resources, and location. The committee did however note that development of this property could impact the viability of the farmer currently working the land.

A description of the proposed subdivision plan and OCPD comments on this Technical Review will be provided at the CPB meeting.

OC Industrial Development Agency Comment – Has the applicant considered alternatives to wet ponds to minimize impact of attracting waterfowl to lands near the near airport?