

The owner of the adjoining parcel should be required to submit a site plan to the Village that provides engineered details on the access roadway and where traffic will enter and exit the site from State St. or SR 21. If utilization of a railroad crossing is anticipated the Railroad and NYSDOT will need to be consulted for the necessary approvals.

NOTE: The DEC must be consulted regarding the roadway since it is located on the parcel subject to the Soil and Groundwater Management Plan for Spill #120426.

177 - 2016	Town of Canandaigua Planning Board	Class: AR-1
Referral Type:	Special Use Permit	
Applicant:	Herman, Keith	
Property Owner:	2510 Rochester Road LLC	
Tax Map No(s):	70.11-1-5.110	
Brief Description:	Special Use Permit approval request to remove existing multiple signs on a Tom Wahls and install 156 sq ft of new signage. Permit required for commercial speech signs within the CC - Community Commercial District. The project is located at 2510 SR 332 in the Town of Canandaigua.	

Policy AR-7: Signs

The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified the following roads as primary travel corridors for tourists visiting Ontario County: **State Route 332**

The intent is to protect the character of development along these corridors by encouraging local boards to adhere to their adopted laws as much as possible.

- C. Applications for signs complying with local limits on size and number.

Final Classification: Class 1

Findings

2. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

Final Recommendation: The CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

178 - 2016	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Sparatta, James	
Property Owner:	Sutter Creek, LLC	
Tax Map No(s):	71.00-1-25.100	
Brief Description:	Site Plan approval request to construct a 15,680 sq ft boat storage facility on a vacant 13 acre parcel. Proposed building meets all required setbacks. The project is located at 2790 CR 10 in the Town of Canandaigua.	

COMMENTS:

Site plan to construct a 15,680 sq ft boat storage facility.

- Proposed building meets all required design and setback requirements.
- Proposed driveway is shared between the parcel in question and the parcel to the south, which is owned by the same company and currently used as outside boat storage.

According to ONCOR:

- No State or Federal wetlands are present on the property.
- The parcel is located within a FEMA floodplain on the Northwest corner where the Canandaigua Outlet is located.
- The property is located within 500 ft of Agricultural District #1 and #6. An Agricultural Data Statement should be submitted by the applicant and reviewed prior to action by the referring board.
- Soil Characteristics

- Type: Schoharie silty clay loam (29%)
- Slope: 0 to 3 percent
- Soil permeability: Moderately High
- Erodibility: Very High
- Soil Characteristics
 - Type: Schoharie silty clay loam (59%)
 - Slope: 3 to 8 percent
 - Soil permeability: Moderately High
 - Erodibility: Very High
- Soil Characteristics
 - Type: Wayland silt loam (11%)
 - Slope: 0 to 3 percent
 - Soil permeability: High
 - Erodibility: Very High

OCSWCD Comments:

The proposed boat storage facility is located in the southeast corner of this 14.3 acre piece of land which is also at the highest and driest part of this acreage. This acreage slopes in a general northerly direction from south to north towards the Canandaigua Lake Outlet. The percent grade of slope at the location of the proposed storage facility is at approximately 2% slope.

The approximate disturbance in this area appears to be approximately 9/10 of an acre. Given the small area to be disturbed for a boat storage facility, minimal excavation is being shown. Stormwater drainage around this building drains towards the existing highway drainage along County Road 10 and to the north. A 30 ft. wide gravel fire access driveway is to be provided around the perimeter of the building.

The downspouts from the building will be directed to splash blocks at 20 ft. intervals around the building. Silt fence is being proposed around the perimeter of this disturbed area. The proposed Construction Sequence with regards to soil erosion and sediment control appear to be adequate.

CRC COMMENTS:

The referring board is encouraged to require full parcel planning. The applicant should provide plans that detail the potential for expanded use on the property so that the full extent of any impacts can be determined/ mitigated.

CPB COMMENTS:

The referring board is strongly encouraged to require the applicant to provide street scape details and screening/ buffering along County Road 10.

Board Motion: *Referrals #178-2016 be retained as a Class 1 and returned to the local board with comments.*

Motion made by: Tim Marks

Seconded by: Lou Perryman

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