

Comments: See referral #123-2017 for project summary and comments.

124 - 2017	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Site Plan	
Applicant:	Grove, William	
Property Owner:	Malloy, Daniel	
Tax Map No(s):	97.00-1-52.110	
Brief Description:	Site Plan to construct a single-family residence on a 2.3 acre vacant parcel. The proposed construction meets all building requirements. Project located on Hickox Rd. in the Town of Canandaigua.	

125 - 2017	Town of Canandaigua Planning Board	Class: 2 (Revision Per Motion)
Referral Type:	Site Plan	
Applicant:	Kunes, Casey	
Property Owner:	Ontario County Ag Society	
Brief Description:	Site Plan to construct an additional building on the existing Ontario County Fair Grounds, along with a wastewater treatment system. Project located at 2820 CR 10 in the Town of Canandaigua.	

Proposed construction of a 70 ft x 100 ft building along with a wastewater treatment system.

The plan provided appears to show that an internal road will be located over the proposed septic system. No vehicular traffic should be allowed within any portion of the septic system infrastructure. If the existing access road is not intended to remain in place (over the field as drawn) how will traffic be redirected? Internal circulation should be shown/documented as it has the potential to impact the emergency access, pedestrian safety and as currently configured the functionality of the septic system.

OCSWCD Comments (Per T. Gerace)

- since the proposal is above 1000 gallons/day water usage the NYSDEC requires a review and approval.
- since an alternative system is proposed and food services may be involved, the NYSDOH requires a review and approval.

however, I did complete a review to the above property and my comments are as follows:

- 1- be sure all required setback are met including property line and right-of-ways.
- 2- the plan shows a 50% expansion area, although the nys doh recommends a 100% expansion area.
- 3- the septic tank shown is labeled as side inlet although it appears front/normal inlet. perc test locations are not shown. tank and pump station not shown in sequence on installation.
- 4- a flout (not "flute") is shown as utilized for the required alternate dosing since greater than 1000' of leach is proposed.
- 5- it is important a full soil investigation be conducted once the fill material is placed in 6" lifts (or goes through a freeze/thaw cycle) on site from the borrow (not 'burrow' pit).
- 6- will the proposed system be handling the detached existing bathrooms?
- 7- due to the fact that this is a massive proposed system, high groundwater levels and the soils present are very poorly drained, is there any possibility of public sewer?
- 8- it appears many existing fairly mature trees will have to be removed and that a large portion of the existing speedway pit area will be eliminated with the construction of this project. it is extremely important that no part of the leach area be driven over at any time or that trees be planted in or around the leach area.

OCDPW Comments

Project may impact the County highway right-of-way and thus would need a County highway work permit. OCDPW would need complete site plans from the applicants to make a final determination on whether or not a work permit will be necessary.

CRC Comments:

- Comments from Canandaigua Lake Watershed Manager (Kevin Olvany) should be provided prior to the referring board taking action.
- Given the proximity to the Outlet, the size of the proposed system, and the comments from OCSWCD it is recommended that this referral be changed to a Class 2.

Board Motion: Referral #125-2017 be changed to a Class 2.

Motion made by: May Bogin

Seconded by: Glen Wilkes

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

Board Motion: Referral #125-2017 be retained as a Class 2 and returned to the local board with the recommendation of disapproval.

Motion made by: Mary Bogin

Seconded by: Glen Wilkes

Vote: 8 in favor, 3 opposed, 0 abstentions. Motion not carried.

FINDINGS:

Section 2.3 of the County Planning Board Bylaws identifies impacts to natural features as an area of relevant review.

"Natural Features: The Board has always had an interest in the protection of natural features:

- *Almost any water body by its very nature is "intermunicipal", whether it is a stream that flows from town to town or a wetland that filters water for an aquifer supplying a municipal well. Several municipalities can and do draw water directly from the various lakes.*
- *The County Planning Dept, Soil & Water Conservation District, Cornell Cooperative Extension, and several involved municipalities have joined forces to protect the Canandaigua, Honeoye and Seneca Lakes, Flint and Irondequoit Creeks watershed.*
- *The connection between a healthy tourism industry and a healthy environment is obvious.*

When making findings on the County wide and intermunicipal impacts a proposal may have on drainage, water quality, and other issues related to natural features, the Board will seek input from representatives from the Ontario County Soil & Water Conservation District, and the Ontario County Department of Public Works. Intermunicipal agreements and watershed studies that include development guidelines will also be considered".

As part of the Review of this referral, the County Planning Board has obtained comments from the Ontario County Soil & Water Conservation District. The location of the proposed project in close proximity to the Canandaigua Lake Outlet should require that the wastewater system design meets all applicable design requirements.

Additionally, per the Ontario County Soil & Water Conservation District, New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) must also review and approve this application.

Board Motion: Referral #125-2017 be retained as a Class 2 and returned to the local board with the recommendation of approval with the following modifications:

Modification #1: The referring board must send the referral documentation to NYSDEC and NYSDOH for review and comment. No action on the application can be made until comments from those agencies are received.

Motion made by: Art Babcock

Seconded by: Tim Marks

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

126 - 2017	Town of Canandaigua Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Canandaigua	
Brief Description:	Text Amendment to amend the Town Code to clarify the treatment of accessory structures.	

Proposed revisions to the Town code including;

- Updated definition for Accessory Building and Accessory Structure.