

concern are the incremental negative impacts to water quality and the character of our lakefront neighborhoods. The following policy is a result of discussion and debate spanning 18 months as well as consultation with outside agencies directly involved with water quality issues in Ontario County. The intent is to address over development of lakefront lots and support the clearly stated interest by local decision makers to do the same.

**Final Classification: 2**

**Findings:**

1. Protection of water features is a stated goal of the CPB.
2. The Finger Lakes are an indispensable part of the quality of life in Ontario County.
3. Increases in impervious surface lead to increased runoff and pollution.
4. Runoff from lakefront development is more likely to impact water quality.
5. It is the position of this Board that the legislative bodies of lakefront communities have enacted setbacks and limits on lot coverage that allow reasonable use of lakefront properties.
6. Protection of community character, as it relates to tourism, is a goal of the CPB.
7. It is the position of this Board that numerous variances can allow over development of properties in a way that negatively affects public enjoyment of the Finger Lakes and overall community character.
8. It is the position of this Board that such incremental impacts have a cumulative impact that is of countywide and intermunicipal significance.

**Final Recommendation: Denial**

**Comments:**

1. The referring body is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency are strongly encouraged to involve Canandaigua Lake Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

**CLCSD Comment** Plans need to be submitted to this office for review and a renovation permit will be required.

55 -2022 Town of Canandaigua Planning Board

Class: 1

Type: *Site Plan*

Applicant: *Marks Engineering*

Property Owner: *Procutters Landscape Inc*

Tax Map Parcel #: *84.00-1-17.111*

Brief Description: *Site plan for 5,200 SF building and parking area for landscaping contractor and equipment, gravel drive and parking, landscape materials storage bunks, and composting area at northwest corner of CR 46 and CR 10 in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/34059/55-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34060/55-2022-CR-10-2970-2022-03-18-Site-Plan-onl>

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The 11 acre project site has frontage on both CR 46 and CR 10. Access to be from CR 46. There is a stormwater management facility proposed along the CR 46 frontage that outlets to an existing drainage ditch/floodplain along the road. The stormwater piping has been sized to convey the 10 year storm design

flow. The contractor's office will be connected to a septic system located on the eastern portion of the lot. The landscape plan shows 9 crab apple trees along the CR 46 frontage. Building and parking area lighting fixtures will be dark sky compliant.

The phase 1 development includes 15 trailer parking spaces, 72 vehicle parking spaces, and 2,700 lf of gravel driveway. There will be 31,000 SF of outdoor storage in Phase 1. Future phase 2 to include another 5,000 SF retail building, and 100,000 SF of plant nursery and retail materials storage. Phase 2 would require rezoning a portion of the property.

The property is zoned Industrial. Adjacent land use include large scale solar facilities to the east and west, a NYSEG electric substation and residence to the south and vacant land zoned for Industrial and Mixed Use to the north.

The site drains west to the Canandaigua Outlet.

Ontario County Real Property Tax Service has confirmed filing of subdivision shown on site plan on 9/13/21. Corner lot 84.00-1-45.1 is 2.2 acres. Development site 84.00-1-45.2 is 11 acres.

### Comments

1. What is the date of the FEMA map referenced? If not already done, the applicant should consult the draft revised FEMA floodplain maps.
2. Has the referring body reviewed a concept plan for full site development to ensure an appropriate arrangement of all site facilities.? It seems likely and desirable that future retail operations will occur in the Phase 1 contractor building to attract retail customers and allow outdoor plant display to enhance the streetscape.
3. The applicant should review the draft revised floodplain extend available as an OnCor layer to ensure proposed business operations will be feasible if the draft maps are finalized, likely not till 2023/24.

### OCSWCD Comments

#### Septic Comments:

- 1- very poorly drained soils.
- 2- FEMA and federal wetlands present.
- 3- locking septic tank and pump station covers if at grade.
- 4- deep hole data to 72" not included.
- 5- groundwater, minerals, mottling observed?
- 6- show deep hole and percolation test locations.
- 7- raised system should be reviewed by NYSDOH

#### Additional Comments:

1. Drainage swale noted on plans along CR 46 is regulated class C stream
2. Portions of proposed project are located within wetland check zone.
3. Permit will be required for driveway culvert.
4. Consider moving stormwater management facility upslope, away from class C stream
5. Current plans involve creating a berm across the stream, this action requires review by DEC permitting staff and Army Corp of Engineers.
6. Silt fence should be installed so as to prevent sediment from entering stream, extend silt fence along southern boundary.
7. Silt fence needed in area of septic system installation

8. Concrete truck washout must be installed a minimum of 100 feet from all waterways, stormwater inlets and drainage swales.
9. Amend fertilizer recommendation in construction notes to comply with no Phosphorus requirements from the Town.

**56 -2022**

Town of Canandaigua	Zoning Board of Appeals	Class: AR 2
Type: Area Variance		Withdrawn

Related Referrals: 57-2022

Applicant: *Scott Harter*

Property Owner: *Schottland Chosen Spot LLC*

Tax Map Parcel #: 140.11-1-21.110

Brief Description: *Site plan and area variance for 3,500 SF residence 35' from Menteth Creek when a 100' setback is required at 5272 Menteth Drive in the Town of Canandaigua.*

57 -2022	Town of Canandaigua Planning Board	Class: <i>exempt</i>
Type: <i>Site Plan</i>		<i>Withdrawn</i>

Related Referrals: 56-2022

Applicant: *Scott Harter*

Property Owner: *Schottland Chosen Spot LLC*

Tax Map Parcel #: 140.11-1-21.110

Brief Description: *Site plan and area variance for 3,500 SF residence 35' from Menteth Creek when a 100' setback is required at 5272 Menteth Drive in the Town of Canandaigua.*

58 -2022 Town of East Bloomfield Planning Board Class: I  
Type: *Site Plan*

Applicant: *Robert Denome*

Property Owner: *same*

Tax Map Parcel #: 66.00-3-20.110

Brief Description: *Site plan for construction of three 1,560 SF pole barns for storage at existing manufacturing business at 2557 Cannan Road in the Town of East Bloomfield*

<https://ontariocountyny.gov/DocumentCenter/View/34061/582022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34062/58-2022-denome-site-plan>

The project site is 15 acres site. The proposed project to disturb .11 acres. The property has frontage on both SR 5/US 20 and Cannan Road. The existing access is from Cannan Road. The property is zoned CC and LI; the proposed storage buildings would be located on the LI portion of the site. Cannan Road frontage is zoned Community Commercial. The buildings will provide additional storage for an for an existing on-site manufacturing business.

According to OnCor, the site is not constrained by floodplains, wetlands or steep slopes.