

1. 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.

34 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Venezia Associates	
Property Owner:	Vaccaro, Domenico	
Tax Map No(s):	69.00-1-52.100	
Brief Description:	Subdivision and Area Variance request to divide a 2 acre parcel from a 147 acre parcel. Variance needed for existing single-family residence which does not meet front yard setback requirements after subdivision. Project located at 6201 CR 30 in the Town of Canandaigua.	

COMMENTS:

Subdivision to divide a 2 acre parcel with existing house from an original 147 acre parcel. The existing house is only setback 46.4ft from the road when 60ft is required by code. There is no mention of what will happen with the rest of the original parcel.

Board Motion: Referrals #34-2017 & #34.1-2017 be retained as Class 1s and returned to the local board with comments.

Motion made by: Tim Marks

Seconded by: Tim Maher

Vote: 14 in favor, 0 opposed, 0 abstentions. Motion carried.

34.1 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Vaccaro, Domenico	
Tax Map No(s):	69.00-1-52.100	
Brief Description:	Subdivision and Area Variance request to divide a 2 acre parcel from a 147 acre parcel. Variance needed for existing single-family residence which does not meet front yard setback requirements after subdivision. Project located at 6201 CR 30 in the Town of Canandaigua.	

Comments: See referral #34-2017 for project summary, comments and motions.

35 - 2017	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	DiMarco Group	
Property Owner:	Westbrook, Greg	
Tax Map No(s):	84.00-1-19.000 84.00-1-20.110 84.00-1-20.120 84.00-1-43.100	
Brief Description:	Site Plan approval to construct a 48 building - 384 apartment unit development, including associate clubhouse and road on a 140 acre parcel. Development will occur in 4 phases, each phase constructing 12 buildings with 96 units, and taking up approximately 47 acres. Project located at 3000 CR 10 in the Town of Canandaigua.	

COMMENTS:

According to ONCOR:

- There are State and Federal wetlands present on the property.
- The parcel is located within a FEMA floodplain.
- The property is not located within 500ft of Agricultural District.
- Soil Characteristics
 - Type: Lakemont silty clay loam
 - Slope: 0 to 3 percent
 - Soil permeability: Moderately Low

- Erodibility: Very High
- Soil Characteristics
 - Type: Schoharie silty clay loam
 - Slope: 3 to 8 percent
 - Soil permeability: Moderately High
 - Erodibility: Very High

The proposed buildings are in close proximity to the Canandaigua outlet, associated flood plain and wetland areas. The wetlands were re-delineated as part of the project and jurisdictional determinations have been provided by the appropriate agencies.

The density of the project seems to take up all available developable space on the lot. Has the applicant considered building fewer structures with more capacity?

The soils present are noted as being consistently wet based on their classification. The development of the proposed impermeable space will provide further barriers to infiltration throughout much of the site. How will stormwater infrastructure handle amount of water being shed off of roof tops and pavement without adversely impacting water quality of the adjacent environmental features? How will the proposed buildings be protected from flooding?

How will the sensitive wetland areas be protected? Will the natural areas be maintained by the developer or will the open space be deeded to the Town?

OCDPW:

Per email from Tim McElligot

General highway related comments about the application are as follows:

1. *Applicant will be required to obtain a County highway work permit for all proposed work in CR 10 right-of-way; and*
2. *Traffic Impact Study (TIS) is required for this project; we've preliminary discussions with applicant's engineer (McFarland Johnson) on scope of TIS; and*
3. *Drainage study is required for the project*

Town of Canandaigua has set me a set of plans, prepared by BME associates, for the project. Based on backlog of work assignments, I'm a couple of weeks away from reviewing the plans submitted by the Town. In addition, no engineering report, TIS, or drainage study was provided by the Town. This lack of complete information will only extend the review period.

I've had some preliminary discussions with John Berry about the project's impact to Canandaigua Lake Sewer District and expect John to provide comments shortly.

OCSWCD Comments:

- There are state and federal wetlands and a blue lined tributary on much of the site. It will crucial to make sure that these areas are protected throughout the duration of the project (see attached soils map).
- No SWPPP was provided.
- The soils on site are hydrologic group D. These soils will be consistently wet and will provide little infiltration.
- How will the roof water be handled?
- Concrete washout is listed in the specifications, but not shown on the plans.

CRC Comments:

Per applicant's engineers:

- 3 of the 4 phases will be developed as affordable housing with rates based on the surrounding area average income, and project funding via NYS grants.
- Discussions/negotiation is still occurring in regards to the open space being deeded to the Town or to remain under the applicant.
- Proposed stormwater infrastructure will capture the majority of the runoff created by the building roofs and parking lots before being drained to the Canandaigua Outlet. However, the buildings to the back of the parcel will drain directly into the wetlands located behind the development, and then on into the Canandaigua Outlet.
- The density of buildings is due to the applicant seeking specific building design to allow for private entrances to each unit.

Also, the buildings are being held to 'Passive House' standards for energy efficiency, which is more easily controlled in buildings without common spaces.

- The northern most proposed access off of County Rd. 10 is approximately 610 ft from the round-about connecting County Rd. 10 and County Rd. 46.

CPB Comments:

In addition to the comments listed above, the referring board is encouraged to ensure that;

- The proposed landscaping throughout the property provides a 4 season buffer from existing businesses, and creates a suitable and welcoming streetscape along the corridor consistent with other large residential developments.
- Sidewalks should be provided throughout the development to buildings, community areas and County Road 10.

FINDINGS:

In accordance with the Bylaws of the County Planning Board, the Board has historically been concerned with how the proposed actions affect the following areas of review;

NATURAL FEATURES

- *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.*

The proposed project is located within close proximity to the Canandaigua Outlet. Sensitive natural features including Federal and State wetlands are present on the subject parcel. All comments provided within these minutes were based on sheets pulled from the plan set that was submitted. No Stormwater Pollution Prevention Plan was provided to this Board as part of the referral package. It is unclear whether the SWPPP is in conformance with NYSDEC requirement and accepted Best Management Practices, therefore the potential impacts to stormwater infrastructure and water quality cannot be fully understood.

TRAFFIC FLOW AND SAFETY

- *Traffic Flow and Safety: The State mandated referral of local actions centers mostly around intermunicipal travel corridors (County Roads and State & US Routes). It is only logical to conclude that traffic flow and safety along these roads is of intermunicipal concern.*
- *In the absence of a corridor management plan, large-scale project proposals usually contain detailed information regarding traffic impacts and mitigation in a Draft Environmental Impact Statement. For small projects the County Highway Department should be consulted.*
- *When making findings on the County wide and intermunicipal impacts a proposal may have on traffic flow and safety, the Board will seek input from representatives of the Ontario County Department of Public Works. Intermunicipal agreements and corridor studies that include development guidelines will also be considered.*
- *The Board will involve itself in the planning and creation of projects that address traffic flow and safety along intermunicipal corridors in Ontario County.*

The proposed project is located on the corner of County Roads 48 and 10. As referenced in the comments above, a Traffic Impact Study and drainage study must be completed to ensure any impact on traffic is mitigated and that public safety along these routes is maintained. These studies were not complete at the time of the referral review, therefore the impacts of the proposed

48 building residential development on traffic flow and safety cannot be fully understood.

Board Motion: *Referrals #35-2017& 35.1-2017 be retained as Class 2s and returned to the local board with the recommendation of approval with the following modifications.*

Modification #1: A Stormwater Pollution Prevention Plan must be submitted to the Ontario County Soil and Water Conservation District for comment. No action can be taken by the local board until the comments from the District are received and reviewed.

Modification #2: A Traffic Impact Study and associated drainage study must be completed and submitted to the Ontario County Department of Public Works. No action can be taken by the local board until the comments from the DPW are received and reviewed.

Motion made by: Jaylene Folkins

Seconded by: Len Wildman

Vote: 14 in favor, 0 opposed, 0 abstentions. Motion carried.

35.1 – 2017	Town of Canandaigua Town Board	Class: 2
Referral Type:	Map Amendment	
Applicant:	DiMarco Group	
Property Owner:	Westbrook, Greg	
Tax Map No(s):	84.00-1-19.000 84.00-1-20.110 84.00-1-20.120 84.00-1-43.100	
Brief Description:	Map amendment to rezone parcel MUO from CC. Site Plan approval to construct a 48 building - 384 apartment unit development, including associate clubhouse and road. Development will occur in 4 phases, each phase constructing 12 buildings with 96 units. Project located at 3000 CR 10 in the Town of Canandaigua.	

Comments: See referral #35-2017 for project summary, comments and motions.

36 - 2017	Town of Manchester Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Bennet, Daniel	
Property Owner:	Blazey, Kevin	
Representative:	Buhl, Timothy	
Tax Map No(s):	11.00-1-33.110	
Brief Description:	Special Use Permit request to install a 1.62 MW community shared solar system on a 50 arce parcel. The panels will be ground mounted and cover approximately 8 acres. Project located on Smith Rd. in th e Town of Manchester.	

COMMENTS:

Proposed ground mounted 1.62 MW shared solar system to be installed on a 50 acre parcel. The system will only cover approximately 8 acres of the full parcel with grass between the arrays to reduce runoff. An access point will be created off of Hosey Rd. which will lead back to the system. The applicant is proposing a 175ft setback from the road and includes low shrub buffering along the road frontage.

According to ONCOR:

- Federal wetland located in the Northeast corner of the property. Development will not occur near the wetland.
- The parcel is not located within a FEMA floodplain.
- The property is located within 500ft of Agricultural District #8. An Agricultural Data Statement should be submitted by the applicant and reviewed prior to action by the referring board.
- Soil Characteristics
 - Type: Phelps gravelly silt loam (51%)
 - Slope: 0 to 3 percent
 - Soil permeability: High
 - Erodibility: Medium