

216 - 2021	Town of Victor Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant & owner:	FX Net Lease Holdings LLC	
Tax Map No(s):	6.00-1-62.100	
Brief Description:	Subdivision of 5.7 acre Wendy's parcel into 1.76 acre lot for existing restaurant and 3.87 acre development site at 7473 SR 96 southwest of its intersection with CR 42/Main Street Fishers in the Town of Victor. https://ontariocountyny.gov/DocumentCenter/View/31777/216-2021-subdivision-plan	

The lot for the existing 3,848 SF restaurant will conform to lot area, setback, greenspace, building coverage, and parking requirements. The 2 existing ponds along CR 42 and along the access drive to the use on the corner, the SR 96 frontage south of Wendy's, and the land behind Wendy's will be included in the future development lot. The existing lot has access and drainage easements with adjacent lots and the proposed subdivision will include access and drainage easements between the 2 created lots.

Comments

1. The existing access and drainage easements with adjacent properties may need to be updated to include both created parcels.
2. Existing and proposed drainage and access easements should be accompanied by maintenance agreements.
3. The subdivision plan notes indicate land banked parking for Wendy's but the location is not shown.

Board Motion: To retain referrals 215-2021, 216-2021, 217-2021, 221-2021, and 225-2021 as class 1s and return them to the local board with comments.

Motion made by: Paul Passavant **Seconded by:** Steve Groet

Vote: 13 in favor, 0 opposed, 0 abstentions **Motion carried.**

217 - 2021	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Finger Lakes Radio Group	
Tax Map No(s):	84.00-1-22.000	
Brief Description:	Site plan for 5,000 SF accessory storage building at Handyman Services 3060 CR 10 north of SR 5/US 20 in the Town of Canandaigua. https://ontariocountyny.gov/DocumentCenter/View/31779/217-2021-aerial https://ontariocountyny.gov/DocumentCenter/View/31778/217-2021-1-page-site-plan-County-Road-10-3060-2021-10-13-	

Existing primary use is a 1,791 SF building housing the business office of Handyman Services. Other site modifications include removal of existing septic system and replacement with structural fill under building, removal of stone parking area and installation of asphalt driveway connecting to Creekview Apartments, a curtain drain along the south side of the proposed building, a grass swale stormwater treatment and retention area along the east end of the building area, and a berm at the southeast corner of the building. Area of disturbance is approximately 23,600 SF. The accessory storage building will house the businesses 9 trucks, 6 trailers, and landscaping and mowing equipment.

The Town of Canandaigua code does not allow outdoor storage of construction equipment, materials, or debris nor fabrication and painting in the Community Commercial zoning district.

This project was previously reviewed as referral 21-2020 in February 2020. At that time, the CLCSD had not accepted dedication of sewers in this area and was not able to provide a sewer connection.

Comment

1. OnCor suggests the existing fence may be partially located on the adjacent property. The site plan details show a stockade fence detail. Any existing and proposed fencing should be shown on the site plan.

CLCSD Comment Plans are in our office for review and comment. Permit required for connection.

Board Motion: To retain referrals 215-2021, 216-2021, 217-2021, 221-2021, and 225-2021 as class 1s and return them to the local board with comments.

Motion made by: Paul Passavant **Seconded by:** Steve Groet

Vote: 13 in favor, 0 opposed, 0 abstentions **Motion carried.**

218 - 2021	Town of Farmington Planning Board	Class: AR 1
Referral Type:	Subdivision	
Applicant & owner:	Merlin Estate, Vivian J.	
Tax Map No(s):	18.00-2-8.000	
Brief Description:	Subdivision of a 35 acre parcel into a 2 acre lot for existing farmstead and three 10-12 acre vacant lots on the south side of Rushmore Road in the Town of Farmington. https://ontariocountyny.gov/DocumentCenter/View/31780/218-2021-aerial https://ontariocountyny.gov/DocumentCenter/View/31781/218-2021-revised-subdivision	

Nearly all land in this quadrant of the Town of Farmington is in the OC Consolidated Agricultural District 1. The property is not constrained by wetlands or floodplains. There is a stream and pond on proposed lot 3 near the lot 4 boundary. There appears to be a drumlin with side slopes of 16 to 30 and 31 to 60 percent that straddles the proposed boundary line between lots 2 and 3.

Ontario Fine Sandy Loam 25-35% slope 9.4 acres

Not prime farmland

Permeability: moderately high **Erodibility:** medium

Hydrological Group C **Not Hydric**

Ontario Loam 3 - 8 % slope 7.7 acres

Prime Farmland

Permeability: moderately high **Erodibility:** medium

Hydrological Group C **Not Hydric**

Palmyra gravelly loam 3 - 8 % slope 4.3 acres

Prime Farmland

Permeability: high **Erodibility:** medium

Hydrological Group B **Not Hydric**

These soils are very or somewhat limited for development of septic systems and the Palmyra soils are somewhat limited for development of homes with basements.

Final Classification: Class 1

Findings

1. One-and two-family residential uses represent 63% of the 49,354 parcels on the 2017 Ontario County assessment roll. Between 2012 and 2017 1,067 single family residential parcels were added and 13 two-family were removed. These parcels represent 89% of all parcels added county-wide.
2. Collectively individual residential developments have significant impacts on surface and ground water.
3. Proper design of on site sewage disposal is needed to protect ground and surface waters.
4. Proper storm water and erosion control is also needed to achieve that same end.
5. Proper sight distance at access points along County roads is an important public safety issue of county wide significance.