

43 - 2018	Town of Canandaigua Town Board	Class: 1
Referral Type:	Site Plan	
Applicant:	VanDoran, Clay	
Property Owner:	McMillan, Martin	
Tax Map No(s):	84.00-1-38.000	
Brief Description:	Site Plan and sign special use permit for development of a drive-through coffee business at 3134 CR 10 in the Town of Hopewell. Business to have access from CR 10 via a shared driveway with the property to the north. Aerial <a href="http://www.co.ontario.ny.us/DocumentCenter/View/13389">http://www.co.ontario.ny.us/DocumentCenter/View/13389</a> Site plan <a href="http://www.co.ontario.ny.us/DocumentCenter/View/13390">http://www.co.ontario.ny.us/DocumentCenter/View/13390</a>	

The site plan includes a 126 SF building and associated access drive, queuing, and employee parking for a total impervious area of 8,400 SF. There is also a stormwater management dry pond.

According to Oncon there are no floodplains or wetlands mapped on the site. There are slopes of 15 to 40 % along the western property boundary.

**Soil Characteristics** of area proposed for development

Palmyra gravelly loam 3 to 8 percent slope

**Prime farmland**

**Permeability:** High

**Erodibility:** Medium

**Hydrological Group B**

**Not Hydric**

#### Comments

1. The eastern entrance/exit driveway is located only 30 feet from the CR 10 intersection with the shared access road and requires a left turn. This may impact traffic on CR 10, especially once areas served by the shared access road area fully developed.

**Comments from OCSWCD** – location of any temporary soil stockpile not indicated.

#### Comments from OCDPW

1. Proposed "open cut" of CR 10 will not be allowed. The applicant will need to provide a trenchless option to install the proposed sanitary sewer under CR 10 or prove a trenchless option is not feasible.
2. Applicant may want to investigate the option of running the sanitary sewer lateral to the north and tie into the proposed Creekview Apartments off-site sanitary sewer. This alignment, if feasible, would avoid the need to cross under CR 10.

**Board Motion:** A block motion to retain referrals # 43-2018 and 43.1-2018, #45-2018 and #51-2018 as Class 1 and return it to the local board with comments.

**Motion made by:** Jaylene Folkins

**Seconded by:** Tim Marks

43.1 - 2018	Town of Canandaigua Town Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	VanDoran, Clay	
Property Owner:	McMillan, Martin	
Tax Map No(s):	84.00-1-38.000	
Brief Description:	Site Plan and area variance for development of a drive-through coffee business at 3134 CR 10 in the Town of Hopewell. Business to have access from CR 10 via a shared driveway with the property to the north.	

See information at 43-2018