

Tax Map No(s):	126.20-1-15.200
Brief Description:	Site plan and roadside area variance for house addition, new garage, and revised driveway at 4519 Davidson Landing Drive south of Foster Road and West Lake Road in the Town of Canandaigua.

See information at 182-2018.

183 - 2018	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	APD Engineering	
Property Owner:	Aldi's	
Tax Map No(s):	84,00-1-27.120	
Brief Description:	Site plan for an addition to the parking lot side of the Aldi's at 3138 CR 10 in the Town of Canandaigua. http://www.co.ontario.ny.us/DocumentCenter/View/15412/183_18-site-plan	

The existing building is 15,600 SF with 126 parking spaces. The proposed building addition is 3,300 SF and would require 189 parking spaces based on code. After the addition, the site would have 110 parking spaces. The Planning Board is authorized to modify the required number of parking space up to 50 % of number required.

The applicant submitted a parking use study for 10 similar size stores in upstate New York completed 4 to 6 pm on Friday September 30, 2016 and 11 to 1 pm on Saturday October 1, 2016. Usage varied from a low of 24 cars, to a high of 62 cars. Average use was 33.3 occupied spaces during the Friday peak and 43.1 occupied spaces during the Saturday peak including employee parking. The proposed expansion will increase building size by approximately 20%. Using the highest observed usage and increasing parking usage by 20 % would result in expected peak parking demand of 75 cars or 1 space for each 250 gross square feet of floor area.

Board Motion: To block and retain referrals #180-2018, 183-2018, 192-2018, 197-2018 as class 1 and return each to the local board with comments.

Motion made by: Steve Groet

Seconded by: Mike Woodruff

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

184 - 2018	Town of South Bristol Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Fields, Jeremy	
Property Owner:	Flynn, Christopher & Tracy	
Tax Map No(s):	191.05-1-3.100	
Brief Description:	Site plan for house/garage demolition and reconstruction at 6713 Pine Park Drive in the Town of South Bristol.	

The proposed site plan involves .5 acres of disturbance and the increase of lot coverage from 12 to 14 %. Stormwater management facilities include dry wells and a 525 SF rain garden. The application includes a letter from Canandaigua Lake Watershed inspector regarding approval of design plans for modified on-site waste water treatment plant.

The site is listed as potential bald eagle habitat and sensitive for archaeological artifacts.

According to OnCor, the site is not in an agricultural district or floodplain, there are not mapped wetlands on the site and the soils are not suggestive of wetland hydrology. Much of the site has slopes of 31 to 60%. Dominant soil characteristics are as follows:

Aurora silt loam 15-25% 1.3 acres

Not Prime Farmland

Permeability: moderately high **Erodibility:** high

Hydrological Group D **Not Hydric**

Lordstown-Manlius-Towerville complex 35 to 80 % 1.77 acres

Not Prime Farmland

Permeability: moderately high **Erodibility:** med

Hydrological Group C **Not Hydric**