

**Comments**

1. Why is frontage area left open and wetland area disturbed? The previous site plan showed location of switch gear yard in the area north of the existing buildings and south of proposed panels.
2. What is the proposed future use of the existing site buildings?
3. The site plan does not indicate location of top soil storage from access road construction or area of concrete pad for electrical equipment.
4. No quantity listed for mix of Eastern Red Cedar and Burkii proposed for screening along CR 10. The site plan does not show screen plantings along 20-40' of frontage south of the access drive.
5. No existing conditions photos are included in Appendix B of the Decommissioning Plan and Ag and Markets Guidelines not included in Appendix D.
6. The Decommissioning Plan introduction indicates the project will have a 35 year lifespan; however, the 2 percent annual escalation of decommissioning costs used to estimate the initial surety requirement uses a 30 year lifespan.

**OCSWCD Comments**

1. Would recommend the use of silt fence as opposed to filter sock for added working capacity. Silt fence should also be used around topsoil stockpiles.
2. What protections will be in place to conserve delineated wetlands?
3. Locations of topsoil stockpile and concrete truck washout have not been identified on plans.

**CPB Comments**

1. In response to CPB questions, the applicant representative provided the following information:
  - A proposed 396 SF inverter pad is located on the north side of the access road midway between CR 10 and the rear property line.
  - The temporary wetland disturbance is 1.2 acres and the permanent wetland disturbance is <.1 acre. It is not anticipated the proposed wetland disturbance will require an Army Corps of Engineers permit.
  - No grading of the site is anticipated.
  - The plan set includes specified seed mix for rain garden and pollinator friendly wildflower mix.
  - The project site is not in County Agricultural District #1 and is not subject to NYS Department of Agriculture and Markets farmland soil restoration guidelines referenced in the Decommissioning Plan.
2. The referring body should clarify with the applicant where wildflower and rain garden seed mix will be applied.

**Board Motion:** To retain referrals 60-2021, 61-2021, 62-2021, 67-2021, 67.1-2021, 68-2021, 69-2021, 69.1-2021, 75-2021, 76-2021, 78-2021, 79-2021, 83-2021, and 85-2021 as class 1s and return them to the local boards with comments

**Motion made by:** David Wink **Seconded by:** Glen Wilkes

**Vote:** 16 in favor, 0 opposed, 0 abstentions **Motion carried.**

69.1 - 2021	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Plante, David/Aura Power Solar	
Owner:	Aikey, John	
Tax Map No(s):	84.00-1-17.200	
Brief Description:	Site plan and special use permit for 3.24 MW solar project on 18 acre industrial zoned site at 2890 CR 10 northwest of Saltonstall Street in the Town of Canandaigua. The decommissioning plan projects a 35 year operating lifespan.	

See information at 69-2021.

70 - 2021	Town of Canandaigua Planning Board	Exempt
Referral Type:	Site Plan	
Applicant:	Costich Engineering	
Property Owner:	Daigua LLC	
Tax Map No(s):	113.09-3-10.110	
Brief Description:	Site plan and area variance for addition of 2nd dock and boat hoist, 2 bay shoresport lift, stone shore line stabilization, 100 SF accessory building with bathroom, retaining wall and steps, and new p aver area off CR 16 at 3844 CR 16 in the Town of Canandaigua. Variances required for second acces point and setback from road.	

70.1 - 2021	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Costich Engineering	
Property Owner:	Daigua LLC	
Tax Map No(s):	113.09-3-10.110	
Brief Description:	Site plan and area variances for addition of 2nd dock and boat hoist, 2 bay shoresport lift, stone shore line stabilication, 100 SF accessory building with bathroom, retaining wall and steps, and new paver area off CR 16 at 3844 CR 16 in the Town of Canandaigua. Variances required for second acces point and setback from road. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/28432/70-2021-County-Road-16-3844-2021-03-10-Site-Plan">https://www.co.ontario.ny.us/DocumentCenter/View/28432/70-2021-County-Road-16-3844-2021-03-10-Site-Plan</a>	

The project site includes 75,146 SF on the west side of CR 16 with a home and an existing non-conforming shed and 4,570 SF on the east side with 123 Lineal feet of shoreline developed with a dock and a boat house. Compliance with standards of the Canandaigua Lake Unified Docks and Moorings law is exempt from CPB review. The property currently has a driveway off Wyffel Road and a looped walkway from CR 16 to the front and rear doors of the house. There is also a paver walkway off CR 16 to the lakeside portion of the lot.

The applicant proposes to replace the paver walkway with a 10' driveway from CR 16 to the lakeside portion of the lot. A variance is needed for this second driveway. The proposed 100 SF accessory building will be 6' from CR 16 not 60' as required by Town Code. After proposed changes building coverage will be 6 percent of the lot when 15 percent is allowed and lot coverage will be 19 percent when 25 percent allowed.

**Policy AR 5 C.** Applications subject to policy AR-5 and not involving lakefront lots with coverage, or side or lakefront setback variances or with encroachments on County right-of-ways.

**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.
6. Standards related to protecting water quality and traffic safety have been established by agencies such as the American Association of State Highway and Transportation Officials (AASHTO), and NYSEDC.
7. These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met.

**Final Recommendation** – With the exception of applications involving lakefront properties or encroachments to County owned right-of-ways described in AR Policy 5 Parts A and B, the CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

**Comments**

1. The Town is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency should Consult with the Ontario County Highway Department and ensure that the sight distances for the proposed driveway comply with standards established by the American Association of State Highway and Transportation Officials (AASHTO).
3. The applicant and referring agency are strongly encouraged to involve the Canandaigua 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** Plan review and permit required for proposed bathroom connection.