

December 2018 Comments

1. It appears that this project will continue to discharge stormwater to CR 16 culvert #79; therefore OCDPW will need to review the stormwater management plan and drainage report.
2. The SWPPP and stormwater management plans should be reviewed by Canandaigua Lake Watershed Manager before approval.
3. In accordance with Town regulations for conservation subdivision in 174-16, a complete preliminary subdivision plan and therefore a complete County Planning Board referral must include a conservation analysis including an analysis of the conservation value of various site features.

June 2019 Comments

1. Are any of the undeveloped lands in the Foxridge subdivision designated at open space in the cluster subdivision previously developed?
2. Is development of a stormwater management facility an allowable activity on unconstrained lands conserved as part of a clustered subdivision?
3. Are constrained lands included in the proposed conserved areas? What is the function of the ½ acre of conserved land on the Foxridge parcel?
4. Is there a stormwater management facility associated with previous development of Foxridge subdivision and does it have or could it be re-designed to accept additional stormwater?
5. How will the proposed development impact drainage of agricultural fields to the north?
6. Is there capacity in the existing Foxridge sewers to serve additional lots?

OC Department of Public Health Comment- What provisions will be made for trails or sidewalks in this subdivision?

111 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Earon Moroz, Robert Bussey	
Property Owner:	Miller, John	
Tax Map No(s):	97.00-1-60.11	
Brief Description:	Area variance and minor subdivision for a 108 acre property on CR 32 east of Hickox Road in the Town of Canandaigua to establish a 2 acre lot with a reduced width of 129' when 200' is required.	

The property is zoned Agricultural-Rural Residential 2 with a minimum lot size of 2 acres and minimum lot frontage of 200'. The parent lot is currently cropland and appears to have been previously subdivided to create 3 residential lots and a farmstead which may also operate as a storage shed or landscaping business. The residential lots appear to have been subdivided when lower lot size and frontage requirements were in place. The subdivision map indicates areas of federal wetlands along the eastern property boundary and areas of slope greater than 10 % in the center and eastern portion. The proposed lot is removed from these features.

The majority of the acreage of the proposed lot is behind 2 small ½ lots to the west of its frontage. According to OnCOR, the proposed lot is not constrained by steep slopes, wetlands, or floodplains. The parent parcel and all area land are in an agricultural district. Soil characteristics in the area of the proposed lot are as follows:

Lima Loam 3-8 percent.

Prime Farmland

Permeability: moderately high **Erodibility:** high

Hydrological Group C/D **Not Hydric**

Town of Canandaigua driveway spacing standards apply only in commercial and industrial districts; however, closely spaced residential driveways can degrade capacity and safety of collector roads such as CR 32. Typical driveway spacing standard on a collector roads with a speed limits of 45 MPH or higher would be 440'.

Comments

1. The proposed narrow lot frontage leave a small strip (<20') of road frontage. If this is a necessary farm access road it should be indicated on the subdivision map as a temporary farm access road not suitable for servicing future residential lots.
2. The proposed lot shape provides an opportunity to add a landscaped buffer to minimize impact of frontage residential development on the viability of remaining farmland.

111.1 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Minor Subdivision	
Applicant:	Earon Moroz, Robert Bussey	
Property Owner:	Miller, John	
Tax Map No(s):	97.00-1-60.11	
Brief Description:	Area variance and minor subdivision for a 106 acre property on CR 32 east of Hickox Road in the Town of Canandaigua to establish a 2 acre lot with a reduced width of 129' when 200' is required.	

See information at 111-2019.

112 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Marathon Engineering	
Property Owner:	S & J Morrell	
Tax Map No(s):	112.19-1-500.100	
Brief Description:	Final site plan for 15 lots on 23 acres in section 9D of Lakeview Meadows subdivision at St. James Place off Middle Cheshire Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/18227/112-2019-site-plan	

The proposed final site plan shows 15 townhouse lots of .07 to .097 acres when the preliminary site plan showed single family homes on larger lots. The reduced lot size appears to shorten the length of the cul-de-sac from 550' to 350'.

According to OnCor, lands to the south of St. James Parkway are farmed and in an agricultural district. To the east and the west of the proposed cul-de-sac are areas of 10 to 15 percent slope. The soils in the area proposed for development at the level highpoint of the field are Honeoye Loam with the following characteristics:

Prime Farmland

Permeability: moderately high **Erodibility:** medium

Hydrological Group C **Not Hydric**

To protect the water quality of Canandaigua Lake the landscaping plan calls for no use of phosphorus at time of planting unless soil testing indicates a phosphorus deficiency that would inhibit establishment of grass and other plantings in which case the minimum necessary based on NYSDEC guidelines may be used.

Comment The landscaping plan includes a planting schedule for a typical 4 unit building with more plantings associated with end units. In the proposed subdivision, all but 1 unit will be end units. Will end unit landscaping quantities apply to all units?

OC Department of Public Health Comment - What walking infrastructure is available to residents of Lakewood Meadows?

113 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Hospitality Syracuse Inc.	
Property Owner:	R & F Canandaigua LLC	
Tax Map No(s):	84.00-1-27.200	
Brief Description:	Site Plan and special use permit for 185 SF cooler addition to Taco Bell building in the Raymour Flanigan Plaza at 4404 SR 5/US 20 in the Town of Canandaigua.	

The proposed addition would be located on the southeast side of the building. The project will also involve asphalt resurfacing/restriping, a new canopy at the order intercom and a clearance bar at the drive-thru entry, addition of curb ramps and marked crosswalks, and replacement in kind of signage and several trees.

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