

44 - 2018	Town of Canandaigua Town Board	Class: 2
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Canandiagua Yacht Club	
Tax Map No(s):	98.17-1-45.000	
Brief Description:	Site plan and area variance for replacement of a retaining wall along the north property line and grading and installation of a curtain drain through the center of the area south of the existing driveway at the Canandagua Yacht, 3524 County Road 16 in the Town of Canandaigua. Aerial http://www.co.ontario.ny.us/DocumentCenter/View/13391 Site plan http://www.co.ontario.ny.us/DocumentCenter/View/13392	

Replacing a retaining wall that is 2' from the lot line with one that is 3.86 feet from the lot line when 15' is required.

Soil Characteristics of area proposed for disturbance

Cayuga sit loam 3 to 8 percent slope

Prime farmland

Permeability: Moderately High **Erodibility:** Very High

Hydrological Group C/D **Not Hydric**

Comments from Canandaigua Lake Watershed Manager

1. The new pipe should be installed during non-rain event conditions.
2. Work below the mean high water mark for the shoreline stabilization should utilize a turbidity curtain instead of a silt screen and the work should be done during low wave action days.

CPB Comments – existing retaining wall materials should be re-used or properly disposed.

Board Motion: To retain referral # 44-2018 and 44.1-2018 as a Class 2 and return it to the local board with comments and recommendation for approval.

Motion made by: Mary Bogin

Seconded by: Glen Wilkes

Vote: 12 in favor, 0 opposed, 0 abstentions. Motion carried.

44.1 - 2018	Town of Canandaigua Town Board	Class: 2
Referral Type:	Area Variance	
Applicant:	Marks Engineering	
Property Owner:	Canandiagua Yacht Club	
Tax Map No(s):	98.17-1-45.000	
Brief Description:	Site plan and area variance for placement of a retaining wall along the north property line and grading and installation of a curtain drain through the center of the area south of the existing driveway at the Canandagua Yacht, 352 4 County Road 16 in the Town of Canandaigua.	

See information at 44-2018.

45 - 2018	Town of Canandaigua Town Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Layton, Roger	
Property Owner:	Tripodi, Anthony	
Tax Map No(s):	96.00-1-39-110	
Brief Description:	Special use permit to bring into compliance use of a building in an AR2 zoning district for storage of construction equipment. Property located at 5993 CR 32 south of Woolhouse Road in the Town of Canandaigua. Aerial http://www.co.ontario.ny.us/DocumentCenter/View/13393 Site Plan http://www.co.ontario.ny.us/DocumentCenter/View/13394	

This 82 acres site is in Agricultural District #1. The area detailed in the site plan is lima loam. Twenty-eight acres of the site including areas in the front/west and back/east are lima loam and are prime farmland. Other characteristics of lima loam are detailed below.

Soil Characteristics

Lima Loam, 0 to 3 percent slope 28 acres

Prime farmland

Permeability: Moderately Low **Erodibility:** High

Hydrological Group C/D **Not Hydric**

According to Onco there are not floodplains or wetlands mapped on the site.

The applicant is also requesting relief from the following Special Use Permit standards for Contractor Storage/Yards:

1. Prohibition of a dwelling on the property
2. 10' buffer along the entire perimeter border
3. Requirement for a maintenance building.

Comments

1. The referring body should require screening of the storage area and other activities of a non-residential character from the public ROW and any adjacent properties.
2. The referring body should ensure adequate land is provided along the existing agricultural drive to provide continued access to prime farmland to the rear of the site.
3. The referring body should request the applicant to provide in concept form a plan for use of the balance of the property.

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

46 - 2018	Town of Phelps Planning Board	Class: AR 1
Referral Type:	Sign	
Applicant:	Carolina Coops	
Tax Map No(s):	34.00-3-38.122	
Brief Description:	Sign permit for business sign for Carolina Coops at 2372 SR 96 east of the railroad crossing just outside of the Village of Clifton Springs in the Town of Phelps.	

Policy AR-7: Signage The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified SR 64 as a primary travel corridor for tourists visiting Ontario County. The intent is to protect the character of development along primary travel corridors by encouraging local boards to adhere to their adopted laws as much as possible.

B. Applications for signs complying with local limits on size and number.

Final Classification: Class 1

Findings

1. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

Final Recommendation: The CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

47 - 2018	Village of Victor Zoning Board of Appeals	Class: 2
Referral Type:	Area Variance	
Applicant:	Ferris, Bill	
Representative:	Eldred, Doug	
Tax Map No(s):	016.017-0002-36 016.017-0002-37 016-017-0002-38 016-017-0002-39 016-017-0002-40.21 016-017-0002-40.22	