

Proposed stormwater management facilities include 100 SF rain gardens in conjunction with roof downspouts to capture and treat 800 SF of roof runoff from 90% of the annual storm events. Most of the driveways serving lots 1, 2, and 3 will drain to a stormwater pond in the southwest corner of the site adjacent to the CR 41 access point. The pond has been sized to accommodate the increased post-development stormwater, to detain storm runoff from CR 41, and to mitigate pre-develop drainage problems on the property to the north. All of the building sites and remaining driveway areas will continue to sheet flow to the north, east, and west.

According to OnCor, the site is in an agricultural district, though the soils are not prime or of statewide importance and the property is not receiving an agricultural tax exemption. The site drains to Irondequoit Creek and has areas of 16 to 30 % and 31-6% slope along the east and west property boundaries. There are not mapped floodplains or wetlands and the site is not indicated as sensitive for wetlands. The dominant site soil characteristics are as follows:

Dunkirk-Arkport complex      3 - 8 %    1.9 acres      15-25%    16 acres

**Not Prime Farmland**

**Permeability:** moderately high      **Erodibility:** very high

**Hydrological Group** C      **Not Hydric**

**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.**

181 - 2018	Town of Richmond Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Richmond	
Brief Description:	Text and map amendment to add Parks and Open Space District for lands owned by local, state and non-profit entities and intended primarily for open space and recreational use in the Town of Richmond. <a href="http://www.co.ontario.ny.us/DocumentCenter/View/15408/1812018-LocalLawAmendingZoningMapDraft10-24-2018">http://www.co.ontario.ny.us/DocumentCenter/View/15408/1812018-LocalLawAmendingZoningMapDraft10-24-2018</a> <a href="http://www.co.ontario.ny.us/DocumentCenter/View/15409/181-2018-Amending200-810-23-2018">http://www.co.ontario.ny.us/DocumentCenter/View/15409/181-2018-Amending200-810-23-2018</a> <a href="http://www.co.ontario.ny.us/DocumentCenter/View/15411/181-2018-Draft-Local-Law---Parks--Open-Space-Zoning-District-10-24-2018">http://www.co.ontario.ny.us/DocumentCenter/View/15411/181-2018-Draft-Local-Law---Parks--Open-Space-Zoning-District-10-24-2018</a>	

The new district applies to over 3,000 acres of land including 1,600 acres owned by NYSDEC, 711 acres owned The Nature Conservancy, nearly 700 acres owned by other non-profit entities, 125 acres owned by the Town, and 8.6 acres owned by NYS Parks. The district permits open space uses, forest preserves, and indoor and outdoor recreation facilities including waterfront facilities. Essential uses require a special use permit. The district encourages preservation of open space in its natural state and restoration activities. All developed uses require site plan review.

**Board Motion:** retain referral 181-2018 as class 2 and return to the local board with recommendation for approval. **Motion made by:** Ruby Morrison

**Seconded by:** Tim Marks

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

182 - 2018	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Marathon Engineering	
Property Owner:	Smith, John and Joanne	
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.	

Owner proposes modifications to one of the 2 residences on the .9 acre parcel. Changes include enclosing and reconfiguring an existing lakeside porch, expanding the Davidson Landing Drive side of the house by 7'; construction of a 24'x40' attached garage with a 20' concrete apron, and undertaking related site development/restoration. The proposed changes comply will comply with the

Town's steep slope protection regulations. The location of the attached garage requires an area variance as the structure is setback 24' from Davidson Landing Drive when 60' is required.

To accommodate the expanded building coverage, the applicant is proposing to remove a portion of the existing asphalt driveway and parking area in the southeast corner of the lot closest to the lake, a flagstone walk connecting the parking area to the house, and a shed in the northwest corner of the lot near Davidson Landing Drive.

The changes will increase building coverage by 3.5% to 12.7%, below the 15% maximum and retain lot coverage at 26% matching existing conditions and just slightly over the allowable 25% maximum and therefore requiring a variance.

**Policy AR-5: Applications involving one single family residential site, including home occupations.**

The intent of this policy is to:

- Address residential development that may infringe on County ROW's or easements for roads and other infrastructure.
- Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
- Address impacts to ground and surface waters

- 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 off 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 are strongly encouraged to involve the Canandaigua Lake Watershed Inspector as early in the review process as possible to ensure proper design and placement of on-site septic.
3. The applicant and referring agency are strongly encouraged to involve the Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

182.1 - 2018	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Marathon Engineering	
Property Owner:	Smith, John and Joanne	

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. <a href="http://www.co.ontario.ny.us/DocumentCenter/View/15412/183_18-site-plan">http://www.co.ontario.ny.us/DocumentCenter/View/15412/183_18-site-plan</a>	

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**