

3. What provisions will be established to ensure functional and aesthetically desirable integrated development of the 3 properties with complementary landscaping, lighting, and other site features?

177 - 2019	Town of Lima Town Board	Class: n/a
Referral Type:	Local Law	
Applicant:	Town of Lima	
Brief Description:	Town of Lima moratorium on large scale battery storage. https://www.co.ontario.ny.us/DocumentCenter/View/19673/177-2019-lima-Moratorium-on-Battery-Energy-Storage-Installations-82019-2	

See summary of Town of Livonia moratorium referral #173-2019.

178 - 2019	Town of Canandaigua Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Canandaigua	
Brief Description:	Text amendment to add Chapter 90 Grass and Lawn Maintenance to the Town Code of the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/19674/178-2018-t-can-lawn-maintenance	

The New York State Uniform Building and Electrical Code has a section on property maintenance excerpted below. Any municipality that has authorized its zoning or code officer to enforce the Uniform Code, can issue violations for unmown lawn or noxious weeds under this code provision without need for a duplicative local law.

SPM302.4 Weeds.

All immediate exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Comment

- Depending on the size of lots in the platted subdivision, the referring body may want to limit enforcement of mowing to maintain clear access to homes and other buildings for access of emergency equipment and to a certain depth along the property frontage and other property boundaries while allowing land owners to follow established meadow management practices of mowing annually to once every 3 years before May or after August to maintain habitat for nesting birds and to provide forage for pollinator species. See relevant FLLT land management resources.
Mowing less improves bee habitat: <https://www.sciencedaily.com/releases/2018/03/180313134000.htm>
Managing habitat for grassland birds in NY: <https://ny.audubon.org/conservation/managing-habitat-grassland-birds>
Lawn management for wildlife (overview): <http://content.yardmap.org/learn/protecting-our-grass-loving-wildlife/>
- 90-5 requires maintenance of the road ROW which in many cases may include a roadside ditch. Has the Town considered whether such requirement will increase lawful but undesirable use of pesticides or herbicides in close proximity to these stormwater facilities?
- Does 90-6 prohibit on-site yard waste composting?

179 - 2019	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Minor Subdivision	
Applicant:	Venezi Associates	
Property Owner:	Canandaigua Country Club	
Tax Map No(s):	98.00-1-39.111	
Brief Description:	Minor subdivision of Canandaigua County Club property in the Town of Canandaigua to create a 22.8 acre lot zoned CC and 48.1 acre lot zoned R-1-20.	

The Community Commercial zoning at the Canandaigua County Club is the only commercially zoned property with lake frontage in the Town. A parcel in 2 zoning districts is assigned to a Docks and Moorings Tier based on the most restrictive zoning district.

Consequently, the Canandaigua Country Club property is in Tier 1. The proposed subdivision will entitle the County Club to petition the Town Board to assign the lot zoned Community Commercial to Tier 2 or 3 and increase the allowable dockage/moorings.

180 - 2019	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Marathon Engineering	
Property Owner:	S & J Morrell	
Tax Map No(s):	97.02-1-52.100	
Brief Description:	Technical review of conservation subdivision for 54 duplex and 3 unit townhouses on 54.5 acre lot with minimal constrained land on SR 21 south of Bristol Road in the Town of Canandaigua. http://www.co.ontario.ny.us/DocumentCenter/View/19700/180-2019-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/19675/180-19-concept-plan	

The property is zoned Southern Corridor Residential with a minimum lot size of 1 acre. Permitted uses include single family dwellings, accessory apartments, and agricultural uses. The existing zoning does not appear to allow two-family and townhouse buildings as proposed. The purpose statement of the district calls for developing compact walkable neighborhoods and meaningful open space preservation. The property is required to follow provisions for conservation subdivision. The proposed development would cluster development on 9 acres and preserve 45.6 acres of undeveloped land. There are 5 homes on Bristol Road along the property's northern boundary and an additional 5 homes along the SR 21 frontage. A different preliminary subdivision was approved in 2006.

The conservation value of the property as indicated in the 2018 Open Space, Conservation and Scenic Views Master Plan is not highly rated, though most soils are prime agricultural soils.

According to OnCOR, the property is in an agricultural district and not impacted by floodplain, wetland, or steep slope development constraints. Parcel slopes are predominately 4 to 9 %. There is a stream flowing north-south through the property from the northeast corner to a wetland on an adjacent property near the midpoint of the parcel's southern boundary. Site soil characteristics are as follows:

SOIL INFORMATION

Soil Type:	Percent of Parcel:	Acres
Honeoye loam, 3 to 8 percent slopes	61.9%	33.700
Honeoye loam, 0 to 3 percent slopes	27.4%	14.910
Kendaia loam, 0 to 3 percent slopes	4.2%	2.300
Honeoye loam, 8 to 15 percent slopes	3.9%	2.140
Lima loam, 3 to 8 percent slopes	2.3%	1.250
Honeoye loam, 15 to 25 percent slopes	0.3%	0.160

SOIL DESCRIPTION: Honeoye loam, 3 to 8 percent slopes

Farmland Importance: All areas are prime farmland

Soil Symbol: 101B

Erodibility: Medium

Hydric Classification: Not Hydric

Depth to Water Table (cm): 201

Hydrologic Soil Group: C

Permeability: Moderately High

SOIL DESCRIPTION: Honeoye loam, 0 to 3 percent slopes

Farmland Importance: All areas are prime farmland

Soil Symbol: 101A

Erodibility: Medium

Hydric Classification: Not Hydric