

area disturbed for the stormwater system. The site plan also indicates new lawn to the south of the parking area, although there are no development activities shown in this area.

Comments

1. The site plan should show the limit of disturbance to clarify what existing vegetation along the road frontage and southern portion of the site will be retained. If existing roadside vegetation will be removed, streetscape landscaping, including a shade tree for each 30' of frontage and additional shrub and perennial plants should be provided. The referring body should consider the desired urban or rural character and related spacing and massing of plant materials.

OCSWCD Comments

1. Line indicated to be drainage in legends appears to indicate easement boundary on plans.
2. Infiltration basin detail not provided

88 - 2021 Town of Canandaigua Planning Board Site Plan - Class: 1

Site plan for renovation of 4,300 SF existing barn and 3,370 SF event tent and parking area reconfiguration at Canandaigua County Club 3280 Fallbrook Park in the Town of Canandaigua.

Applicant: Venezia Associates

Property Owner: Canandaigua Country Club

Tax Map Parcel No: 98.00-1-39.111

<https://www.co.ontario.ny.us/DocumentCenter/View/28985/88-2021-Fallbrook-Park-3280-2021-04-08-Site-Plan>

The referral includes minor site modifications to renovate 1,440 SF of the existing 4,300 SF utility shed as added event space and connection of the building via a covered walkway to the existing event tent. It also appears a small patio area at the north end of the event tent will be covered for a total event tent area of 3,370 SF.

CLCSD Comment Sewer connection plans are in our office for review. Permit to be required.

89 - 2021 Town of Canandaigua Planning Board Site Plan - Class: 1

Site plan and subdivision for development of 2,000' of public road, 116 townhouses, and 2 single family homes east of SR 364 north of Otetiana Pointe in the Town of Canandaigua. Development includes additional single family homes in Hopewell.

Applicant: Marks, Brennan

Property Owner: Eiffert, Carol

Tax Map Parcel No: 98.19-1-20.100

<https://www.co.ontario.ny.us/DocumentCenter/View/28986/89-2021-subdivision-site-plan-State-Route-364-3535-2021-04-07->

This parcel borders undeveloped land in the Town of Hopewell to the east and the Town of Gorham to the south.

The proposed dedicated road is shown as a through road to CR 18 with 29 4-unit townhouse buildings facing a series of mostly looped private roads. The townhouse development includes 348 garage/driveway parking spaces and an additional 104 off street parking spaces. The townhouses are setback 60' from East Lake Road while the front setbacks of end units to the dedicated road are reduced from 60' to 25' and end unit setbacks to the rear property lines are reduced from 40' to 25'.

According to OnCor, there are no floodplains or wetlands on the property and the lot is not in OC Agricultural District #1. There is a north-south band of 16 to 30 percent slopes in the middle of the site, similar areas of moderately steep slopes along what appears to be a drainage way crossing the northeast corner of the site, and small areas along the SR 364 frontage and at the rear property line. The existing land cover is successional old farm along SR 364 and successional northern hardwood for the majority of the site.

Comments

1. The road serving buildings 1 to 4 does not provide access to any off street visitor parking.
2. Building 11 is located very close to the steep slope area.
3. Is the planning board authorized to revise setbacks or do proposed reduced front and rear setbacks require variances?