

signage to avoid vehicle/pedestrian conflicts

- Applicant to also detail whether tailgating is allowed, hours of operation and staffing including staffing at the end of the event to ensure orderly egress, and identify how pedestrians may safely proceed from the site to CMAC.
- The site has highly erodible soils. Maintaining grass cover is necessary to avoid harmful erosion.
- Town should consider the cumulative impact on traffic and pedestrian safety of multiple temporary parking permits.

CPB Meeting Comments:

In addition to the comments state above:

- Applicant should differentiate between the parking spaces required by code for student housing, versus the event parking, to ensure adequate parking for current use are left open during events.
- Applicant should provide a detailed internal circulation plan to avoid vehicle/pedestrian conflicts.

Board Motion: Referral #173-2017 be retained as a Class 1 and returned to the local board with comments.

Motion made by: Jaylene Folkins

Seconded by: Len Wildman

Vote: 16 in favor, 0 opposed, 0 abstentions. Motion carried.

174 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Major Subdivision	
Applicant:	Venezia Associates	
Property Owner:	Fox Ridge Subdivision 5B	
Tax Map No(s):	97.04-2-9.211	
Brief Description:	Major Subdivision to amend Fox Ridge Subdivision Plat for phase 5B to adjust orientation and other amenities and exclude preserved land from building lots and instead include in 1 or more open space lots. Location off north end of Middle Cheshire Road in the Town of Canandaigua	

JULY 2017 COMMENTS:

Subdivision originally approved in 1989 and updated multiple times, with last approval in 2014. Applicant is currently seeking approval for updated subdivision plan to create 20 single family residential lots, with access to these lots via extension of the existing La Crosse Circle road off of West Ridge Rd. The proposed is referred to as Phase 5B-3 of a total development of 155 single-family residential lots in what is known as Fox Ridge.

Applicant is also proposing the consolidation of 4 previously approved single family lots with an 8.4 acre vacant parcel, to be used by the landowner as a single-family home. There is no proposed future subdivision of the remaining land, as 155 lots was determined as the max allowable for that area.

The previously approved Conservation Easement to be dedicated to the Town still remains.

CRC Comments:

- If the developer plans on consolidating the 4 lots previously accessed via Lake Breeze way for creation of a single 8.4 acre parcel, that larger parcel should be detailed in the same manner as the other single family residential homes (i.e. development area/ setbacks should be marked).
- How will this larger part be accessed, via Lake Breeze Way or Lacrosse Circle. If it will be accessed via the circle how will the portion of property dedicated to the construction of the road be handled?
- If the inclusion of these additional houses within the Lacrosse Circle meets the quantity of homes allowed via the clustering requirements the remaining land should be included in the conservation easement to be dedicated to the Town where appropriate.

SEPTEMBER 2017 COMMENTS:

Applicant back for subdivision approval due to changes of site layout.

- Applicant proposing to make lot #49 similar size as the other proposed lots, when was previously to include the remaining 12 acres of the site.

- Proposed open space south of proposed lots, under deed restriction. No development will occur within this designated area. However, it will be maintained.
- Remaining land outside the conservation easement to the Town and the Open Space Deed will remain undeveloped. Applicant cannot subdivide or build on the remaining land under this current subdivision and site plan filed with the Town.

OCDPW Comments: No comment from a highway perspective.

Comments from John Berry, OCDPW

- The proposed Preliminary Plat for Phase 5B (Venezia, LS, PE, last revised 8/14/2017) currently under review shows a 20' sanitary sewer easement to be abandoned. The limits of the easement as drawn do not accurately reflect those of the actual easement that was released in 2014, if that is the intent.
- The above referenced drawing appears to be drawn to a scale of 1"=80', not 1"=50' as called out in the title block.
- The property line between Fransechi and Kerr appears to have been omitted.
- Once final subdivision and utility plans are approved, the easement(s) will need to be redrawn.

CRC Comments

- Since there is no remaining development potential, all land in the large lot should be identified as Conservation Easement or Open Space land.
- Applicant to clarify whether open space is to be dedicated to the town or maintained by a homeowners association and if not dedicated, provide an access easement to the town to conduct emergency maintenance activities.
- Subdivision plan should be reviewed by OCSWCD and/or Canandaigua Lake Watershed inspector prior to local board approval.

CPB Comments

- Given the applicant has reached the number of developable lots allowed under this subdivision, the remaining land should be held as undevelopable. In addition to the deed restricted open space area and the Town dedicated conservation easement the remaining land located between these two areas should be incorporated in either the deed restricted open space area or conservation easement. The referring board should require this prior to taking action in order to guarantee the parcel will have no further development.

Board Motion: Referral #174-2017 be retained as a Class 1 and returned to the local board with comments.

Motion made by: Jaylene Folkins

Seconded by: Jack Dailey

Vote: 16 in favor, 0 opposed, 0 abstentions. Motion carried.

175 - 2017	Town of Farmington Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	Alicia Sturn, DDS, PLLC	
Property Owner:	Crofton, Albert	
Representative:	Costich Engineering	
Tax Map No(s):	41.12-1-96.110	
Brief Description:	Site plan and Subdivison of 5.8 site on east side of NYS 332 between Farmbrook Drive (access) and Meadow Drive. Initial construction to include 1 building on lot 2 for dentist office as well as related parking, utilities, landscaping, lighting, and bio retention basins and proposed pocket pond #1 for stormwater management.	

Applicant requesting approval of 3 lot subdivision and site plan to develop entire site including 31,550 square feet of development in 4 buildings and 196 parking spaces. Only a 3,750 square foot building on lot 2 and related parking and stormwater management facilities will be developed initially for occupancy by dentist.

According to ONCOR:

- No State or Federal wetlands are present on the property.
- The property is not located within a FEMA floodplain.
- The property is not located within 500 ft. of an Agricultural District.
- Soil Characteristics: