

120.1 - 2020	Town of Phelps Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Sweet, Rob	
Property Owner:	4 Leaf Clover Properties LLC	
Tax Map No(s):	49.00-1-27.100 49.00-1-26.000	
Brief Description:	Site plan and 3 area variances related to size and height of signage and height of light poles for a Speedway fuelling station with 14 fuel pumps and a 4,600 SF convenience store at the northeast corner of SR 14 and SR 318 in the Town of Phelps.	

See information at 120-2020.

121 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Minor Subdivision	
Applicant:	Baitsholts, Eileen	
Tax Map No(s):	125.00-1-38.000	
Brief Description:	Subdivision of 50 acre parcel at 5955 Knapp Road between Smith Road and Goodale Road in the Town of Canandaigua into 3 lots of 11,11, and 28 acres.	

Lot 1 will retain the existing cabin at the rear of the lot and 147' of frontage. Lot 2 to the east have 636' of frontage and include a house, barn and pond on the front half of the lot. Lot 3 at the eastern end will have 259' of frontage.

According to OnCor the parent parcel is not will be to the agricultural districts and not constrained by wetlands or floodplains. 30 percent of the lot has slopes of 16-30 percent and 65 percent has slopes over 30 percent. A stream runs southwest to northeast from the southern property boundary towards Knapp Road with the steepest slopes along the stream and a tributary to the northwest.

#### **Policy AR-6: Single-family residential subdivisions under five lots**

The intent of this policy is to:

- Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
- Address impacts to ground and surface waters

**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 of 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.
8. It is the position of this Board that properly designed residential subdivision under five lots have little countywide or intermunicipal impact.

**Final Recommendation:** The CPB will make no formal recommendation to deny or approve single family residential subdivisions under five lots.

#### Comments

1. The applicant and referring agency should ensure that the sight distances for the proposed driveway comply with standards established by the American Association of State Highway and Transportation Officials (AASHTO).
2. The referring agency is also encouraged to ensure that any required soil percolation tests are completed and considered during subdivision review.
3. The applicant and referring agency are also strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and placement of on-site septic.
4. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

122 - 2020	Town of Canandaigua Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Canandaigua	
Brief Description:	Text amendment to the Town of Canandaigua lighting regulations, 220-77, to change standards for lights that emit greater than 900 lumens and edit purpose statement and treatment of pre-existing lighting. The amendment also includes changes to Town Code definitions. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/25039/122-2020-Lighting-Code-2020-01-29-Draft-Local-Law">https://www.co.ontario.ny.us/DocumentCenter/View/25039/122-2020-Lighting-Code-2020-01-29-Draft-Local-Law</a>	

**Comment** The amendment should include a definition of white light. This should require any LED site lighting to be warm white lighting with CCT < 3000 K; S/P ratio < 1.2 as outlined in the recommendations of the International Dark-Sky Association.

[https://www.darksky.org/wp-content/uploads/bsk-pdf-manager/IDA\\_LED\\_handout\\_48.pdf](https://www.darksky.org/wp-content/uploads/bsk-pdf-manager/IDA_LED_handout_48.pdf)

**Board Motion:** A motion to retain referrals 122-2020, 123-2020, 124-2020 and 125-2020 as class 2s and send each back to referring body with comments and a recommendation of approval.

**Motion made by:** David Wink

**Seconded by** Tom Lyon

**Vote:** 15 in favor, 0 opposed, 0 abstention **Motion carried**

123 - 2020	Town of Canandaigua Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Canandaigua	
Brief Description:	Text amendment to 220-9S Placement of Manufactured Housing in the Town of Canandaigua to allow double wide homes on a permanent foundation in all residential districts, except the Residential Lake District, and revise standards for such foundations. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/25040/123-2020-Manufactured-Homes-2020-03-13-Draft-LL">https://www.co.ontario.ny.us/DocumentCenter/View/25040/123-2020-Manufactured-Homes-2020-03-13-Draft-LL</a>	

**Comment** Double wide mobile homes should be allowed in all residential or mixed use districts where single-family homes are allowed to avoid discriminatory intent.

**Board Motion:** A motion to retain referrals 122-2020, 123-2020, 124-2020 and 125-2020 as class 2s and send each back to referring body with comments and a recommendation of approval.

**Motion made by:** David Wink

**Seconded by** Tom Lyon

**Vote:** 15 in favor, 0 opposed, 0 abstention **Motion carried**