

236 - 2019	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Venezia Associates	
Property Owner:	DAGAR	
Tax Map No(s):	97.04-1-6.121 97.04-2-100.100	
Brief Description:	Technical review of lot and road layout for buildout of last section of Foxridge subdivision off Middle Cheshire Road/West Ridge Run/LaCross Circle and Lake Vista subdivision off CR 16/Ashton Place in the Town of Canandaigua. http://www.co.ontario.ny.us/DocumentCenter/View/20376/236-19-Aerial http://www.co.ontario.ny.us/DocumentCenter/View/20377/236-2019-Lake-Vista-2019-11-20-Sketch-Plan	

Lands associated with the final sections of Foxridge subdivision and Lake Vista subdivision where most recently reviewed as technical review referral 27-2019 in February 2019. One or more of these properties were also the subject of additional previous technical reviews. The currently proposed layout is substantially different than previously submitted subdivision layouts. The following narrative is based on the currently proposed layout. Some information from previous review is included as noted and relevant comments from previous reviews are included followed my comments on the current layout.

The current layout does not propose a connection between the two subdivisions via the steeply sloped area north of Lake Breeze Way. Instead the Lake Vista area off Ashton Place proposes a layout with a fire connection to East Ridge Run via an adjacent single family residence off CR 16 to the south. The proposed layout increases the number of lots in this area from 35 to 46. This sketch plan does not show contours and materials submitted do not include any stormwater or erosion control information.

A table indicates currently proposed lot sizes in the Lake Vista portion range from 9,700 SF to 23,600 SF, lot widths range from 42' to 191', and lot depths range from 122 to 222'. Proposed lot sizes in the Foxridge portion range from 16,300 to 91,600, lot widths 20 to 122', and lot depths range from 208 to 727'. Two lots off LaCrosse Circle in the Foxridge portion will have access from a private drive off the cul-de-sac.

The December 2018 submission indicated the presence of 9 acres of constrained land including 5 acres of woods and 4 acres of slopes greater than 15%. This plan does not show the location of the woods. This plan does not indicate the location or acreage of constrained lands, though there is an area indicated as steep slopes.

The current subdivision layout indicates 23.4 acres in a conservation easement and 4.8 acres in a stormwater management area between proposed lots off the extension of Ashton Place and homes on CR 16. No stormwater management facilities are indicated on the Foxridge portion.

According to OnCOR there are no floodplains or wetlands on the **Lake Vista portion**. Property to the northwest is in an agricultural district. Site soil characteristics are as follows:

Honeoye loam 3 to 8 percent slope – 16.69 acres, 8 to 15 percent – 13.32 acres, 15-25 percent 2.5 acres
Prime Farmland – areas w/ slopes 3 to 8 %, **Farmland of Statewide importance** - areas w/ slopes of 8 to 15 %, **Not Prime Farmland** - areas with slopes 15 to 25%
Permeability: Moderately High **Erodibility:** Medium
Hydrological Group C **Not Hydric**
Lima loam 3-8 percent slope- 10.33 acres
Prime Farmland
Permeability: Moderately High **Erodibility:** High
Hydrological Group C/D **Not Hydric**
Ovid silt loam 0-3 percent slope- 1.2 acres
Prime Farmland
Permeability: Moderately High **Erodibility:** High
Hydrological Group C/D **Not Hydric**

According to OnCor there are no constraints from floodplains, wetlands, or steep slopes on the Foxridge portion of the subdivision. Site soil characteristics are as follows:

Honeoye loam 3 to 8 percent slope – 6.2 acres, 8 to 15 percent – 4.2 acres
Prime Farmland – areas w/ slopes 3 to 8 %, **Farmland of Statewide importance** - areas w/ slopes of 8 to 15 %, **Permeability:** Moderately High **Erodibility:** Medium
Hydrological Group C **Not Hydric**
Lima loam 3-8 percent slope- 2.7 acres
Prime Farmland
Permeability: Moderately High **Erodibility:** High
Hydrological Group C/D **Not Hydric**

December 2018 Comments from Resident of 4851 Ashton Place

1. The original subdivision plan for this area envisioned 23 additional lots. Are the sewers along Ashton Place sized to accommodate a 46 lot development?
2. There are springs on the property and portions hold standing water. What stormwater management practices will be used to avoid off-site impacts following development of these lots?

February 2019 Comments

1. It likely this project will continue to discharge stormwater to CR 16 culvert #79; therefore OCDPW will need to review the stormwater management plan and drainage report.
2. The SWPPP and stormwater management plans should be reviewed by Canandaigua Lake Watershed Manager before approval.

February 2019 OCDPW Comment If connection to public sewer is proposed, a sewer district extension will be required and an applicant sponsored flow study may be necessary.

December 2019 Comments

1. Will the fire access road be converted to a public road when the intervening property is developed?
2. Is the area labeled as steep slopes included in the Conservation Area CE-1 acreage?

237 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Michaels, Barbara	
Tax Map No(s):	98.17-1-33.000	
Brief Description:	Area variance and site plan for garage addition to house at 3615 CR 16 in the Town of Canandaigua. Pre-existing house and proposed garage to be setback 1 to 2.2' from the CR ROW when 50' is required. Pre-existing lot coverage of 47.4 % when 40 % is allowed will be maintained. Variance for 33.7 % building coverage when 25% is allowed.	

Policy AR 5 Applications involving one single family residential site, including home occupations. Part B Development of Lakefront Parcels.

- B. The following applies to all development on parcels with lake frontage that require;
- variances pertaining to lot coverage or,
 - variances pertaining to side yard setbacks or,
 - variance pertaining to lake shore setbacks

The CPB's role of reviewing and making recommendations on county wide development has provided a unique perspective on the trend of more intensive development and use of lakefront lots. Of particular concern are the incremental negative impacts to water quality and the character of our lakefront neighborhoods. The following policy is a result of discussion and debate spanning 18 months as well as consultation with outside agencies directly involved with water quality issues in Ontario County. The intent is to address over development of lakefront lots and support the clearly stated interest by local decision makers to do the same.

Final Classification: 2