

**OCSWCD Comments**

1. Site plan notes refer to erosion control measures that are not indicated on the plans- silt fence, soil stockpiles, outlet protection for culverts.
2. New grade on north of property adjacent to new wood framed maintenance building shows limit of disturbance exceeding property boundary. No silt fence shown (and no space for required setback from toe of slope for silt fence).
3. Diversion swale on southern boundary entering existing swale at a perpendicular angle with no outlet protection. With slope and possible volume of water transferred, stabilization/reinforcement may be required.

**Board Motion:** A motion to retain referrals 146-2020, 150-2020, and 159-2020 as Class 1s and return them to the local board with comments.

**Motion made by:** Glen Wilkes

**Seconded by:** Mike Woodruff

**Vote:** 13 in favor, 0 opposed 0 abstentions Motion carried.

151 - 2020	Town of Canandaigua Planning Board	Exempt
Referral Type:	Site Plan	
Applicant:	Costich Engineering	
Property Owner:	Brovitz, Richard & Alyce	
Tax Map No(s):	140.11-1-25.00	
Brief Description:	Site plan and area variance to demolish a garage with existing front, side, and stream setback variances and a variance to allow garage in front yard and replace with a garage that meets previous variance parameters with regard to location. and requires a height variance for 22' when 16' is allowed.	

151.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Costich Engineering	
Property Owner:	Brovitz, Richard & Alyce	
Tax Map No(s):	140.11-1-25.00	
Brief Description:	Site plan and area variance to demolish a garage with existing front, side, and stream setback variances and a variance to allow garage in front yard and replace with a garage that meets previous variance parameters with regard to location. and requires a height variance for 22' when 16' is allowed.	

**Policy AR-5: Applications involving one single family residential site, including home occupations.**

The intent of this policy is to:

- Address residential development that may infringe on County ROW's or easements for roads and other infrastructure.
  - Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
  - Address impacts to ground and surface waters
- C. Applications subject to policy AR-5 and not involving lakefront lots with coverage, or side or lakefront setback variances or with encroachments on County right-of-ways.

**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 off 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

**Final Recommendation** – With the exception of applications involving lakefront properties or encroachments to County owned right-of-ways described in AR Policy 5 Parts A and B, the CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

#### Comments

1. The Town is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency are strongly encouraged to involve Ontario County Soil and Water Conservation District or Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

152 - 2020	Town of Canandaigua Planning Board	Class: Withdrawn
Referral Type:	Minor Subdivision	
Applicant:	Geneco & Sons, Leo	
Tax Map No(s):	55.02-3-119.100	
Brief Description:	Three lot subdivision of 28.5 acre remainder parcel along Mobile Road off SR 332 just north of Purdy Road in the Town of Canandaigua.	

153 - 2020	Town of Farmington Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	Howland, Carol	
Representative:	Stebblein, Mary	
Tax Map No(s):	43.00-1-49.220 43.00-1-51.000	
Brief Description:	Site plan for relocated access to Old Castle & Manchester Yard from State Street in the Town of Farmington. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/24463/98-2020-rail-plan-">https://www.co.ontario.ny.us/DocumentCenter/View/24463/98-2020-rail-plan-</a> <a href="https://www.co.ontario.ny.us/DocumentCenter/View/25409/153-20-Site-Plan">https://www.co.ontario.ny.us/DocumentCenter/View/25409/153-20-Site-Plan</a>	

This project was previously reviewed as a Technical Review, referral 98-2020 in July 2020. The revised site plan indicates the new access point in a similar location and alignment as previously proposed. The 35' access point is now intended to restrict exiting trucks from turning right and traveling through village of Manchester residential area. This restricted movement is currently signed. The revised plan also shows relocation of mailbox and speed limit and business signage; extension of the heavy duty paved shoulder to accommodate trucks turning left out of the new access point, and removal of asphalt along first 30' of the existing driveway, restoration of the pavement shoulder, and restoration of the former asphalt area to grass. The project description and comments from the previous referral are included below.

The overall project is a modernization and sectionalization project to allow remote monitoring of switches and manage circuits between substation switches to improve the reliability and resilience of the electrical grid. The substation modifications are part of a Service Area Reinforcement project to add trunk lines between this station (RGE 168) and NYSEG Border City substation (18.2 miles away) and Elbridge substation (45.5 miles away).

The lot line adjustment to combine the 1.94 acre and .77 acre parcels is needed to meet the setback requirements of the proposed control house building. The larger parcel is bisected by a Niagara Mohawk parcel. The related Non-Article VII Electric Transmission Facilities power line modifications will be the subject of a Public Service Commission certification. The substation includes a third