

Brief Description:	Demolition & reconstruction of a lakefront single family home & garage on a 50' x 140' lot on Fallbrook Pk.
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See the staff summary for 142-2019, above.

144 - 2019	Town of Manchester Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Leondard's Express	
Property Owner:	Cabbage Patch Lane LLC	
Representative:	LaBella Associates DPC	
Tax Map No(s):	44.00-2-65, 44-2-4, 44.06-1-209	
Brief Description:	Site plan including directional signage associated with re-occupancy of the Finger Lakes Kraut buildings at 13 Clark Street in the Town of Manchester as a Leonard's Express warehouse facility.	

Links:

- [site plan](#)
- [air photo](#)

The site, sign, and circulation plan applies to both the Town of Manchester (2 parcels with 33.5 acres) and the Village of Shortsville (2 parcels with 4.2 acres). The existing 225,000 SF factory building constructed between 1928 and 1998 partially in the Town and partially in the Village will be re-purposed for warehousing use. The existing 6 loading docks will be retained as dock area C. Four additional loading docks will be added as dock area D on the Village side of the building. The more recently constructed 65,000 SF twin warehouse building with dock areas A and B encompassing 20 docks will be refurbished and a new fire protection system will be installed. This will require directional drilling under the adjacent railway to connect to public water.

The proposed business identification sign locations on Cabbage Patch Lane and CR 13 are in the Town of Manchester as is the proposed no right turn prohibiting truck traffic on CR 13/East Main Street toward the village center. The No Trucks sign on Clark Street to prohibit truck traffic from using this entrance is in the Village of Shortsville.

Comments

1. Drilling under the County owned railroad ROW to extend public water will require an easement from Ontario County.

Board Motion: A motion to retain referrals 144-2019 as Class 1 and return it to the local board with comments.

Motion made by: Tom Lyons

Seconded by: Len Wildman

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

145 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Thornton, Glenn	
Property Owner:	Hallstead, Geoffry/Jane	
Tax Map No(s):	97.02-2-2.100	
Brief Description:	Site plan approval for reconfiguration and expansion of parking lot at 3240 Middle Cheshire Road between Parish Street extension and NY 5/US 20 in the Town of Canandaigua.	

Links:

- [Site Plan](#)
- [Air Photo](#)

The facility is a residence previously converted to a dentist's office. The existing driveway onto Middle Cheshire Rd will be removed. A driveway and 25 space parking lot will be built to the north of the office building. A possible future expansion onto the back of the existing building is also shown. The site is served by public water and sewer. There no mapped wetlands or floodplains on the site.

Comment

1. The relocated driveway should be aligned with the existing driveway on the opposite side of Middle Cheshire Road.

Board Motion: A block motion to retain referrals #125-2019, 125.1-2019, 127-2019, 129-2019, 133-2019, 134-2019, 136-2019, 137-2017, 137.1-2019, 145-2019, 148-2019, 148.1-2019, 149-2019, 149.1-2019, 150-2019, 151-2019, and 152-2019 as Class 1s and return them to their respective local boards with comments.

Motion made by: David Wink

Seconded by: Glen Wilkes Vote: 15 in favor, 0 opposed, 0 abstentions. Motion Carried.

147 - 2019	Town of Farmington Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Lyons National Bank	
Property Owner:	Furari, Peter	
Tax Map No(s):	29.73-1-50.000	
Brief Description:	Area variances to maintain existing 24' front setback from CR 41 when 75' is required and reduce non-conforming SR 332 setback from 37' to 44' when 100' is required to reuse original portion of Hathaway house at 1423 Hathaway Drive and build 4,339 SF addition as a Lyons National Bank.	

Links:

- [Site Plan](#)
- [Air Photo](#)

Applicant is seeking to redevelop a 1.6 acre property on the southeast corner of State Route 332 and County Road 41 from a farm house with associated farm buildings (the Hathaway House) into a full service bank with parking and drive-through. Access to the site will be via a curb cuts onto Hathaway Drive to the east and a potential 2nd curb cut from Hathaway Drive through RG&E owned property associated with an adjacent substation. Hathaway Drive continues north to intersect with Calm Lake Drive and Mercier Boulevard, which provides a traffic signal and access to northbound and southbound SR 332.

The original portion of the 2-story farm house will remain. The large barn and two smaller sheds will be removed and replaced with a large barn like structure attached to rear of the house. There will be three drive-through lanes with cueing capacity for 32 vehicles and 28 parking spaces. Public water and sewer serve the site.

CRC Comment The driveway entrance from Hathaway Drive provides only approximately 100' of corner clearance. A minimum corner clearance of 125' is desired.

Board Motion: A motion to retain referrals 147-2019 as Class 1 and return it to the local board with comments.

Motion made by: Marty Avila

Seconded by: Ruby Morrison

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

148 - 2019	Village of Clifton Springs Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Delong Co Inc.	
Property Owner:	Delong Co Inc.	
Representative:	DDS Companies	
Tax Map No(s):	34.17-1-65.100	
Brief Description	Site plan and special use permit for relocation of 4 storage bins and construction of new 14'x24' dryer building and 33'x42.5' dumping building and a small shed and small control room at 48 Railroad Ave. off Kendall Street in the Village of Clifton Springs	

Links:

- [Site Plan](#)
- [Air Photo](#)

The facility is designed to store grain and load it for transport. Proposed activities will add approximately 2,000 SF of building area to the 14 acre site. Increased site stormwater will be directed to the existing storm drains.

The proposed dryer building will be enclosed on the north, west, and east sides to control dust and noise. The proposed dump building will have 2 sides and a sloped roof to mitigate unloading and truck noise. Additional dust control measures includes application of mineral oil to loading grain, application of a soy oil product to the driveway and covering the dump pit. They will also be drying grape seeds and making animal feed products in the mill.