

The subdivision continues to show 10 lots on a dedicated cul-de-sac off Bristol Road west of the Hammocks Apartments. Other adjacent land uses include a large lot single-family residence to the west and fallow agricultural land to the north. The conservation analysis indicates the site consists of open grass lands for the 350' closest to Bristol Road, then a mixture of brush and saplings to a distance of 650', then a mature forest to the rear of the property at 1,500' from the road. There is also an old hedge row of mature hardwoods along the western property boundary. According to Oncor, there are no mapped floodplains, wetlands or steep slopes on the site.

The proposed subdivision will remove approximately 200' of mature wood lot and retain the remainder. The plan also shows extension of public water and sewers, a single point of access onto Bristol Street, and an infiltration basin to the east of the project road. There is a cinder trail and a row of trees along the eastern property boundary as far as the cul-de-sac and a natural surface trail and 15' public access to the northern lot boundary and then turning east and continuing to a lot off Thompson Lane/Cornell Road in the City of Canandaigua. The subdivision requires a waiver to allow a minimum lot size of 9,000 SF when 10,000 SF is authorized by the clustering regulations.

The 3.3 acres of preserved land will be retained in private ownership with a conservation easement to the Town of Canandaigua and the right to use the parcel for forestry, underground utilities, stormwater management, trails, and agriculture, including agricultural structures. A land management plan will be developed by the applicant prior to filing the conservation easement.

#### Comments

1. Will the trail connect to developed areas to the east? Is it intended as a portion of a trail connection from Outhouse Park to Miller Farm?

**Board Motion:** A motion to retain 163-2020, 169-2020, 173-2020, and 174-2020 as class 1s and return each to the local board with comments.

**Motion made by:** D. Wink **Seconded by:** M. Woodruff

**Vote:** 14 in favor, 0 opposed 0 abstentions **Motion carried.**

170 - 2020	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Subdivision	
Applicant:	Leo Genecco & Sons	
Tax Map No(s):	55.02-3-119.100	
Brief Description:	Subdivision and area variance for 2 lot subdivision on an extension of Mobile Road by Stella's Flowers off SR 332 south of Canandaigua-Farmington Town Line Road in the Town of Canandaigua. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/25912/170-2020-Cdga-Farm-TL-Rd-geneco-subdivision-2020-09-29-">https://www.co.ontario.ny.us/DocumentCenter/View/25912/170-2020-Cdga-Farm-TL-Rd-geneco-subdivision-2020-09-29-</a>	

170.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Leo Genecco & Sons	
Tax Map No(s):	55.02-3-119.100	
Brief Description:	Subdivision and area variance for 3 lot subdivision on an extension of Mobile Road by Stella's Flowers off SR 332 south of Canandaigua-Farmington Town Line Road in the Town of Canandaigua.	

There are 6 developed single family lots off Mobile Road. The proposed subdivision will create another 2 lots along a private extension of Mobile Road. The lots are 100' and 130' wide with .5 and .4 acres. The required lot width is 200' and the required lot size is 2 acres. The applicant is requesting variances of the lot size and width standards. The remainder lot includes 49.427 acres. There are also an additional 15 acres owned by applicant. The applicant is also requesting a waiver of section 174-16 of Town Code regarding Conservation Subdivisions.

The subdivision plan, but not Oncon indicate substantial wetland areas in the northern and western portions of the parent parcel. Oncon does show the property and adjacent properties are in the agricultural district.

**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. Is easement from Farmington-Canandaigua Town Line Road intended to provide future access to remainder parcel? The applicant should be required to provide an overall development plan for the entire site. In particular, the private extension of Mobile Road may complicate future site development.
3. The EAF indicates stormwater will be conveyed to an established conveyance system, though the subdivision plan does not include any details.
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.

171 - 2020	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	NMS Brownroft	
Tax Map No(s):	98.13-1-7.000	
Brief Description:	Site plan and area variance for addition to house and new garages and deck at 3411 West Lake Boulevard off CR 16 south of Adams Drive in the Town of Canandaigua. Area variance to allow 40' rear (lake) setback when 60' is required; existing house is setback 50'. Area variance for 6.5' side setback when 12' is required. <a href="https://www.co.ontario.ny.us/DocumentCenter/View/25879/171-2020-site-plan-WEST-LAKE-BLVD-3411-2020-09-21">https://www.co.ontario.ny.us/DocumentCenter/View/25879/171-2020-site-plan-WEST-LAKE-BLVD-3411-2020-09-21</a>	

See information at 171.1-2020.