

172 - 2017	Town of Canandaigua Planning Board	Class: AR-1
Referral Type:	Special Use Permit	
Applicant:	Grover, Trevor and Carol	
Property Owner:	Widewaters Roseland Center	
Tax Map No(s):	98.00-1-46.1	
Brief Description:	Special Use Permit for a conforming building mounted sign at 3225 State Route 364.	

Applicant requesting a Special Use Permit for a conforming building mounted sign along SR 364 at the intersection of SR 5 and US 20.

Policy AR-7: Signs

The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified roads including SR 5 and US 20 as primary travel corridors for tourists visiting Ontario County.

The intent is to protect the character of development along these corridors by encouraging local boards to adhere to their adopted laws as much as possible. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

Final Recommendation: The CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

173 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Abadir, Susan & Dan	
Property Owner:	Abadir, Susan and Dan	
Tax Map No(s):	98.08-1-7.100	
Brief Description:	Adding special event parking at student housing complex at 3220 Moran Road in the Town of Canandaigua	

Applicant requesting a Temporary Use Special Use permit to park cars on the lawn of an existing apartment complex during CMAC events. The existing use provides 42 parking spaces, less than the 48 spaces which would be required for 24 apartments under current regulations.

The Town has previous experience granting similar permits given appropriate circulation plans. Such permits typically cover the May to September event season and are renewable for 3 years.

According to ONCOR:

- No State or Federal wetlands are present on the property.
- The property is not located within a FEMA floodplain.
- The property is not located within 500 ft. of an Agricultural District
- Soil Characteristics:
Collamer silt loam, 0 to 3 percent slopes, Moderately well drained
Permeability: Moderately High **Erodibility:** Very High
Farmland Importance: All areas are prime farmland

Comments:

The applicant has not provided a sketch plan to adequately note scale, number of parking spaces, and flow of traffic through the property.

OCDPW Comments: County will not permit any parking within the highway right-of-way. The applicant's plan appears to have the parking provided on private property so, we have no jurisdiction/comments.

CRC Meeting Comments

- The site plan should include number of parking spaces, parking space dimensions, and provisions for handicapped parking if applicable.
- Circulation plan must show ingress/egress via the existing site driveway and provide fencing to screen adjacent uses if appropriate or to prevent other egress. The plan should also include the direction for flow of traffic with appropriate

signage to avoid vehicle/pedestrian conflicts

- Applicant to also detail whether tailgating is allowed, hours of operation and staffing including staffing at the end of the event to ensure orderly egress, and identify how pedestrians may safely proceed from the site to CMAC.
- The site has highly erodible soils. Maintaining grass cover is necessary to avoid harmful erosion.
- Town should consider the cumulative impact on traffic and pedestrian safety of multiple temporary parking permits.

CPB Meeting Comments:

In addition to the comments state above:

- Applicant should differentiate between the parking spaces required by code for student housing, versus the event parking, to ensure adequate parking for current use are left open during events.
- Applicant should provide a detailed internal circulation plan to avoid vehicle/pedestrian conflicts.

Board Motion: Referral #173-2017 be retained as a Class 1 and returned to the local board with comments.

Motion made by: Jaylene Folkins

Seconded by: Len Wildman

Vote: 16 in favor, 0 opposed, 0 abstentions. Motion carried.

174 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Major Subdivision	
Applicant:	Venezia Associates	
Property Owner:	Fox Ridge Subdivision 5B	
Tax Map No(s):	97.04-2-9.211	
Brief Description:	Major Subdivision to amend Fox Ridge Subdivision Plat for phase 5B to adjust orientation and other amenities and exclude preserved land from building lots and instead include in 1 or more open space lots. Location off north end of Middle Cheshire Road in the Town of Canandaigua	

JULY 2017 COMMENTS:

Subdivision originally approved in 1989 and updated multiple times, with last approval in 2014. Applicant is currently seeking approval for updated subdivision plan to create 20 single family residential lots, with access to these lots via extension of the existing La Crosse Circle road off of West Ridge Rd. The proposed is referred to as Phase 5B-3 of a total development of 155 single-family residential lots in what is known as Fox Ridge.

Applicant is also proposing the consolidation of 4 previously approved single family lots with an 8.4 acre vacant parcel, to be used by the landowner as a single-family home. There is no proposed future subdivision of the remaining land, as 155 lots was determined as the max allowable for that area.

The previously approved Conservation Easement to be dedicated to the Town still remains.

CRC Comments:

- If the developer plans on consolidating the 4 lots previously accessed via Lake Breeze way for creation of a single 8.4 acre parcel, that larger parcel should be detailed in the same manner as the other single family residential homes (i.e. development area/ setbacks should be marked).
- How will this larger part be accessed, via Lake Breeze Way or Lacrosse Circle. If it will be accessed via the circle how will the portion of property dedicated to the construction of the road be handled?
- If the inclusion of these additional houses within the Lacrosse Circle meets the quantity of homes allowed via the clustering requirements the remaining land should be included in the conservation easement to be dedicated to the Town where appropriate.

SEPTEMBER 2017 COMMENTS:

Applicant back for subdivision approval due to changes of site layout.

- Applicant proposing to make lot #49 similar size as the other proposed lots, when was previously to include the remaining 12 acres of the site.