

See referral 219-2017 for project summary and comments.

220 - 2017	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	The Victor Apple Farm LLC	
Property Owner:	Pick Your Own Inc (same Family)	
Tax Map No(s):	39.00-1-23.000	
Brief Description:	Site plan application to operate a temporary 16'x30' store in existing storage and production building and to locate a 8'x16' mobile kitchen adjacent to the building at 1640 SR 444 in the Town of Victor.	

It appears this site plan application covers existing activities. The mobile kitchen is approved by NYS Department of Health. Waste water will utilize an existing, engineer approved septic system and water supply will use an existing public water connection. The applicant is in the process of developing a permanent plan to remodel a section of the storage and production building to permanently house the retail store in space that complies with current commercial code.

Board Motion to retain referral #220-2017 as class 1 and return to local board with comments.

Motion made by: Glen Wilkes

Seconded by: Bert Crofton

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

221 - 2017	Town of Canandaigua Town Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Canandaigua County Club	
Tax Map No(s):	98.00-1-39.111	
Brief Description:	Site Plan application to show relocation of 2 existing accessory sheds outside of Special Flood Hazard Area and beyond limits of stream setback and to document location of event tent concrete pad , paver patio and walkways, and utility building at Canandaigua Country Club, 1 Fallbrook Park, south of Lakeshore Blvd. in the Town of Canandaigua.	

The 4,338 sq.ft. utility barn and the 3,200 sq.ft. event tent will remain within the required 100' stream buffer but meet all relevant requirements for zoning and building purposes.

Board Motion to retain referral #221-2017 as class 1 and return to local board.

Motion made by: Art Babcock

Seconded by: Patti Wirth

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

222 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Subdivision	
Applicant:	Ship, Daniel and Bronwyn	
Property Owner:	same	
Tax Map No(s):	57.00-1-24.151	
Brief Description:	Subdivision and variance application to create lot in Agricultural District at 4720 North Road in the Town of Canandaigua.	

The subdivision with requested variance would allocate 20 feet of the 833 foot North Road frontage and 55.2 acres of the 64.1 acres to Lot 1, which encompasses the existing residence and outbuildings. This lot would therefore require a 130 foot lot width variance. Lot 2 would have 813 feet of road frontage and 8.945 acres.

According to ONCOR:

1. No State or Federal wetlands are presently on the property
2. The property is not location within a FEMA floodplain.
3. The property is located in an Agricultural District
4. Soil characteristics:
Schoharie Silty Clay loam 3 to 8 percent slope – 36.3 acres
Permeability: Moderately High **Erodibility:** Very High
Farmland Importance: All areas are Prime Farmland
Cayuga Silt Loam 3 to 8 percent slope – 9.5 acres
Permeability: Moderately High **Erodibility:** Very High
Farmland Importance: All areas are Prime Farmland
Schoharie Silty Clay loam 3 to 8 percent 36.4 acres
Permeability: Moderately High **Erodibility:** Very High
Farmland Importance: Not prime farmland

Comments:

The referring agency and applicant are encouraged to:

1. Find ways to minimize the number of curb cuts by sharing driveways or providing cross access between the parcels.
2. Encouraged to ensure that any required soil percolation tests are completed and considered during subdivision review.
3. Involve all appropriate agencies as early in the review process as possible to ensure proper design and placement of on-site septic and curb cuts.
4. Consult with the Ontario County Highway Department and ensure that the sight distances for the proposed driveway comply with applicable design standards.
5. To involve the 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.

Additional Comments

6. Local board should request information on area agricultural infrastructure, as required by local subdivision law section 174-13C(4)(a)[10], and consider the likely impact of the subdivision on area farm viability as a result of changes in access, drainage, or other factors.
7. Local board should consider how this subdivision impacts access to remaining farmland associated with Lot 1.
8. Since applicant is proposing to reduce road frontage of parent parcel by more than 50%, local board should require applicant to follow conservation subdivision requirements as outlined in local subdivision code section 174-16
9. Please be aware that conversion of land to a non-agricultural use that is enrolled in the Agricultural Assessment Program is subject to conversion penalty. The payment for conversion will be equal to five times the taxes saved in the most recent year that the land received an agricultural assessment. In addition, interest of 6 percent per year compounded annually will be added to the payment.

Ontario County Agricultural Enhancement Board Comments:

1. The 63 acre Ship parcel adjoins large tracts of high quality farmland in this part of Canandaigua. (See map.)
2. Agriculture Infrastructure: T. Canandaigua Subdivision regulations require agricultural infrastructure be mapped. <https://ecode360.com/15756512> Location of surface and subsurface agricultural drainage infrastructure, existing farm equipment laneways, equipment access points to farm fields and public roads, etc. need to be shown.
3. Access to Lot 1 - Is the 20' access easement to the residence also to be used as access for agricultural equipment? Is that easement of sufficient width to allow movement of emergency equipment, equipment to access the various pipelines running across the property, and farm equipment?
4. Though proposed as a simple subdivision, it is apparent that Lot 2 (9 acres) is creating the potential for up to 9 residential lots depending if the Town includes or excludes land that is encumbered with a natural gas easement is included.
5. Fragmentation of farmland with large lot zoning in rural agricultural areas poses the most serious threat to maintaining viable agriculture in Ontario County. It introduces residential land uses that are incompatible with farm practices (noise, dust, odors, etc.) and can raise the operational cost of working land to the point that it becomes economically no longer viable to farm. The current zoning for the high quality agricultural land that is in place in this part of the Town is not "agriculturally friendly" to maintain the agricultural land base in northeastern Canandaigua.
6. The Ship parcel is located with the Town's Strategic Farmland Protection Area as delineated in their Agricultural Enhancement Plan.

CRC Comments:

1. A 150 ft. lot width is required by code. Since the parcel in question can accommodate this code requirement, the referring

board is strongly recommended to require the applicant to meet the code requirement.

2. As this is an area of prime farmland and continued use of rented land is important to the long term viability of area farm operations. Future development of these lots should be located to maximize acres available for continued agricultural use. The local board is also encouraged to make property owner aware of area land trusts that work with landowners to permanently preserve prime farmland while also meeting landowner economic objectives.

CPB Comments: Board members uncertain about Countywide impacts of future development or re-subdivision on agriculture. Such impacts are difficult to address at the site plan or re-subdivision stage.

Board Motion to retain referral #222-2017 and #222.1-2017 as class 1 and return to local board with comments.

Motion made by: Jaylene Folkins

Seconded by: Patti Wirth

Vote: 9 in favor, 4 opposed (Tim Marks, Carol O'Brien, Glen Wilkes, Len Wildman), 0 abstentions. Motion not carried.

222.1 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Ship, Daniel and Bronwyn	
Property Owner:	same	
Tax Map No(s):	57.00-1-24.151	
Brief Description:	Subdivision and variance application to create lot in Agricultural District at 4720 North Road in the Town of Canandaigua	

See referral 222-2017 for project summary and comments.

223 - 2017	Town of Canandaigua Town Board	Class: AR-1
Referral Type:	Special Use Permit	
Applicant:	Genecco, Sarah	
Property Owner:	same	
Tax Map No(s):	98.08-1-12.000	
Brief Description:	Special use permit for 2 conforming signs for new restaurant at 3255 SR 64, former Schooner's site, in the Town of Canandaigua.	

Policy AR-7: Signage The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified SR 64 as a primary travel corridor 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.

- B. Applications for signs complying with local limits on size and number.

Final Classification: Class 1

Findings

1. 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.

224 - 2017	Town of Canandaigua Town Board	Class: AR-2
Referral Type:	Area Variance	
Applicant:	harris-maxwell, j	
Property Owner:	Cooney, Susan	
Tax Map No(s):	98.09-1-10.00	
Brief Description:	Area variance and site plan approval for 2,500 sq.ft addition to residence at 4941 Island Beach Drive.	

This parcel is bisected by a 14 foot wide private ROW that provides access to the parcel and several lots to the south. The Town has