

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.

**Board Motion:** Referral #120-2017 be retained as a Class 2 and returned to the local board with the recommendation of approval with the comments.

Motion made by: Patti Wirth

Seconded by: Art Babcock

**Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.**

121 - 2017	Town of Canandaigua Planning Board	Class: 2 (Revision Per Motion)
Referral Type:	Subdivision	
Applicant:	Chrisanntha Inc	
Tax Map No(s):	71.09-2-35.000	
Brief Description:	Subdivision and Site Plan approval request to divide 0.471 acres from a 9.853 acre parcel and construct a single-family residence. Project located at 4951 North Rd. in the Town of Canandaigua.	

**COMMENTS**

The proposed subdivision as represented on the referred plans and development of lot R-5A will leave a 9.382 acres parcel in the City of Canandaigua that does not have road frontage/ access off of North Road. Access to the larger parcel appears to be via a Chrisanntha owned parcel at 299 Porter Street. The Town should coordinate this review with the City to determine if the access to the large lot as presented will be acceptable to the City.

The Town is encouraged to request the full parcel build out plans for the proposed lots. Regardless of whether the majority of the development will exist in the adjacent municipality, development of the 9 acre "parent parcel" and its associated impacts should not be segmented. Larger scale impacts associated with the development of the 9 acre parcel off of Porter street should be investigated and mitigated as necessary.

**Board Motion:** Referrals #121-2017 & #121.1-2017 be changed to Class 2s.

Motion made by: Glen Wilkes

Seconded by: Mary Bogin

**Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.**

**FINDINGS:**

Areas of Review: When reviewing referrals, the Ontario County Planning Board has historically been concerned with how the proposed actions affect:

**Emergency Access:** The Ontario County Emergency Management Office provides training to local EMS agencies. They also respond to "large or special needs emergencies to coordinate the response of multiple agencies". Additionally, Ontario County has, as part of their 911 initiative, assumed authority over road naming and numbering in order to improve emergency response. Perhaps most importantly, the Ontario County Sheriff's Department provides policing for all but six municipalities in this county.

When this is considered, it seems reasonable that the effect of local actions on emergency access qualifies as an intermunicipal and countywide concern. In cases where this is an issue, it would be wise to seek input from a representative of the

Ontario County Emergency Management Office or encourage local planning boards to include emergency access in the site plan review criteria and involve emergency service providers (Fire & Medical) in the local approval process.

The proposed parcel to be subdivided is bisected by the municipal line between the Town and City of Canandaigua. The proposed subdivision would create an approximately 9 acres landlocked parcel located within the City of Canandaigua. It appears as though the rear parcel could eventually be accessed via Porter Street, but as detailed on ONCOR, that street has not yet been constructed. Due to the proximity of the parcel to the municipal line, the City of Canandaigua should be consulted to discuss access management to the proposed and future parcels in accordance with Town law.

**Board Motion:** Referrals #121-2017 & #121.1-2017 be retained as Class 2s and returned to the local board with the recommendation of approval with the following modification.

**Modification #1:** Given the proposed subdivision will create a land locked parcel within the City of Canandaigua, the referring board must refer this application to the City of Canandaigua and received their comments prior to the taking action.

Motion made by: Carol O'Brien

Seconded by: Patti Wirth

**Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.**

121.1 - 2017	Town of Canandaigua Planning Board	Class: 2 (Revision Per Motion)
Referral Type:	Site Plan	
Applicant:	Chrisantha Inc.	
Tax Map No(s):	71.09-2-35.000	
Brief Description:	Subdivision and Site Plan approval request to divide 0.471 acres from a 9.853 acre parcel and construct a single-family residence. Project located at 4951 North Rd. in the Town of Canandaigua.	

Comments: See referral #121-2017 for project summary, comments and motions.

122 - 2017	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Mottler, Kevin	
Tax Map No(s):	70.00-1-44.000	
Brief Description:	Site Plan to construct 3 pole barns on a 1.9 acre parcel zoned industrial. Project located at 2580 Brickyard Rd. in the Town of Canandaigua.	

- What will be the intended use of the pole barns?
- The proposed project parcel is located within the Suckerbrook Watershed. No erosion and sedimentation control details or SWPPP were provided with the referral documentation. These details should be provided and reviewed by Kevin Olvany, Canandaigua Lake Watershed Council, prior to any determination by the local board.
- The plans do not show how the proposed project will be screened from the adjacent residential buildings. The local board is encouraged to require screening of the property.

**According to ONCOR:**

- No State & Federal wetlands are present on the property.
- The parcel is not located within FEMA floodplain.
- The property is located within Agricultural District #1. An Agricultural Data Statement should be submitted by the applicant and reviewed prior to action by the referring board.
- Soil Characteristics
  - Type: Odessa silt loam
  - Slope: 0 to 3 percent