

111.1 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Minor Subdivision	
Applicant:	Earon Moroz, Robert Bussey	
Property Owner:	Miller, John	
Tax Map No(s):	97.00-1-60.11	
Brief Description:	Area variance and minor subdivision for a 106 acre property on CR 32 east of Hickox Road in the Town of Canandaigua to establish a 2 acre lot with a reduced width of 129' when 200' is required.	

See information at 111-2019.

112 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Marathon Engineering	
Property Owner:	S & J Morrell	
Tax Map No(s):	112.19-1-500.100	
Brief Description:	Final site plan for 15 lots on 23 acres in section 9D of Lakeview Meadows subdivision at St. James Place off Middle Cheshire Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/18227/112-2019-site-plan	

The proposed final site plan shows 15 townhouse lots of .07 to .097 acres when the preliminary site plan showed single family homes on larger lots. The reduced lot size appears to shorten the length of the cul-de-sac from 550' to 350'.

According to OnCor, lands to the south of St. James Parkway are farmed and in an agricultural district. To the east and the west of the proposed cul-de-sac are areas of 10 to 15 percent slope. The soils in the area proposed for development at the level highpoint of the field are Honeoye Loam with the following characteristics:

Prime Farmland

Permeability: moderately high **Erodibility:** medium

Hydrological Group C **Not Hydric**

To protect the water quality of Canandaigua Lake the landscaping plan calls for no use of phosphorus at time of planting unless soil testing indicates a phosphorus deficiency that would inhibit establishment of grass and other plantings in which case the minimum necessary based on NYSDEC guidelines may be used.

Comment The landscaping plan includes a planting schedule for a typical 4 unit building with more plantings associated with end units. In the proposed subdivision, all but 1 unit will be end units. Will end unit landscaping quantities apply to all units?

OC Department of Public Health Comment - What walking infrastructure is available to residents of Lakewood Meadows?

113 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Hospitality Syracuse Inc.	
Property Owner:	R & F Canandaigua LLC	
Tax Map No(s):	84.00-1-27.200	
Brief Description:	Site Plan and special use permit for 185 SF cooler addition to Taco Bell building in the Raymour Flanigan Plaza at 4404 SR 5/US 20 in the Town of Canandaigua.	

The proposed addition would be located on the southeast side of the building. The project will also involve asphalt resurfacing/restriping, a new canopy at the order intercom and a clearance bar at the drive-thru entry, addition of curb ramps and marked crosswalks, and replacement in kind of signage and several trees.

113.1 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Hospitality Syracuse Inc.	
Property Owner:	R & F Canandaigua LLC	
Tax Map No(s):	84.00-1-27.200	
Brief Description:	Site Plan and special use permit for cooler addition to Taco Bell building in the Raymour Flanigan Plaza at 4404 SR 5/US 20 in the Town of Canandaigua.	

See information at 113-2019.

114 - 2019	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Local Law	
Applicant:	Town of Canandaigua	
Brief Description:	Local law to expand list of energy generation project types not exempt from real property taxes in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/18229/114-2019-2019-05-16-DRAFT_LL-Tax-Exemption	

115 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	46 North Avenue LLC	
Property Owner:	46 N. Avenue LLC & Linton Associates LLC	
Representative:	Cretikos, James	
Tax Map No(s):	6.02-2-48.00	
Brief Description:	Site plan and area variance to add 33 parking spaces at 300 High Street/7720 Pittsford-Victor Road in the Town of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/18230/115-2019-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/18231/115_19-Site-Plan	

Valentine Plaza encompasses 7.7 acres. Lot 1 is the former site of Outback Steakhouse. Lot 1 has right-in/right-out access from High Street and has been approved for construction of a bank. Lot 2 is a Long Horn Steakhouse and has a right-in/right-out access from SR 96. Lot 3 accommodates the 25,000 SF NY Beer Project and has an all movement signalized access point across from Valentown Road. All 3 lots have shared parking and access agreements in place.

The engineer's letter indicates the proposed site plan would add 11 parking spaces to Lot 3 and 22 spaces to Lot 2. The site plan appears to show the addition of 15 or 16 parking spaces to Lot 3 plus a second dumpster enclosure and removal of a landscaped parking island. The proposed modifications would disturb approximately .6 acres and add 11,370 SF of impervious surface

The site plan notes indicate following the expansion of parking, lots 2 and 3 will meet zoning parking requirements of 141 parking spaces for Lot 2 and 136 for Lot 3. There is no indication of whether parking expansion area was land banked at the time of initial development or is required by changes in tenants.

The proposed parking on Lot 2 would require a modification of the existing area variance. The current variance allows 35' setback from SR 96 for parking when 80' is required. The proposed site plan requires a 30' setback from SR 96. A variance is also necessary to accommodate 6 of proposed 22 parking spaces on Lot 2. Following parking development, impervious surface coverage would be 47 % on Lot 2 and 52% on Lot 3.

The proposed modifications also involve removal of landscaping on Lot 2 and the relocation of several light poles on both lots. The landscaping to be removed includes most of the row of shrubs west of the parking on Lot 1 and a row of cedars near SR 96 and most of the trees along the SR 96 access drive on Lot 2. Replacement landscaping with dogwoods is proposed west of the new parking aisle on Lot 2.