

4. Can farmers operate temporary farm stands through a lease or other arrangement on land they do not own/farm i.e. like Fish Farm Market at 96/332 or a mobile stand that parks at different sites on different days?
5. Accessory apartment is not defined. If such a unit cannot be rented to anyone, consider using and defining term accessory dwelling.
6. What are standards for incidental on-farm processing of farm products? Would a meat processing facility be allowed?
7. Ag and Markets law does not yet include hops as a field crop.
8. Are any standards allowed/desirable to mitigate potential lake water quality impacts of aquaculture?
9. Should the definition of buffers include intention to minimize transmission of agricultural or industrial odors?
10. The definition of Farm and Craft market does not limit products to locally produced items.
11. Consider revising gross floor area definition as outside dimensions rather than inside dimensions based on ease of measurement.
12. In many cases locating the edge of road ROW requires a survey. For temporary movable structures for sale of seasonal agricultural produce a setback from the edge of pavement may be sufficient.
13. Definition of viable agricultural soils is vague. Consider defining with respect to USDA soil characteristics (prime/unique and/or capability units used in determining agricultural assessments) and/or location in county agriculture districts or receiving ag exemption depending on how the term is used in the zoning regulations.
14. There are standards for small lot agricultural uses in 220-56.2, but the term is not defined and not included in permitted and allowable use lists.

OCDPW Comments

Prefers temporary farm stands to be located off the county road ROW. Such location typically requires operator to use existing driveway or build a driveway (with a culvert) to access a parking area adjacent to the stand.

CRC Comments Fragmentation is a key threat to the economic viability of farms and the proposed changes do not reduce threat of fragmentation.

69 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Marks Engineering PC	
Property Owner:	Mount, Chad	
Tax Map No(s):	71.00-1-49.000	
Brief Description:	Subdivision and area variance for creation of conforming lot with existing accessory building and no principal structure from 16.3 acre lot at 2659 SR 21 across from Bushwood Lane in the Town of Canandaigua.	

Subdivision to create a 1.475 acre lot with an existing 1,616 SF accessory building and a 14.851 acre lot with an existing single family home. No perc text results are provided to document the suitability of the created lot for a home with a septic system. The distance between the single family home driveway and the informal access to the accessory building is only 75'. An area variance is required for the small lot because the AR-1 district only allows an accessory building with a maximum size of 900 SF on a vacant parcel. Adjacent land uses include vacant residential land to the southwest, a sewer treatment plant for the VA facility to the northeast, and homes and undeveloped residential land across SR 21.

According to OnCOR, the property is not in an agricultural district and is not subject to development constraints related to floodplains, wetlands, or steep slopes. Site soil characteristics are as follows:

Cayuga silt loam 8 to 15 percent slopes 8.3 acres

Farmland of Statewide Importance

Permeability: moderately high **Erodibility:** low very high

Hydrological Group C/D **Not Hydric**

Dunkirk-Arkport Complex 3 to 8 percent slopes 4.6 acres

Prime Farmland

Permeability: moderately high **Erodibility:** very high

Hydrological Group C **Not Hydric**

Lakemont silty clay loam, 0 to 3 percent slopes 2.5 acres

Farmland of statewide importance

Permeability: moderately low **Erodibility:** very high

Hydrological Group D **Partially Hydric**

Comments

1. The applicant should consider potential future layout of development on the 14 acre undeveloped portion of the site, especially appropriate location of SR 21 access point for such development based on desirable alignment/interconnection with existing driveways and roads including Grandview Park and Bushwood Lane
2. The applicant and referring agency should consult with the NYSDOT and ensure that the proposed lot is able to meet sight distances and access spacing standards for an additional access connection along this segment of state highway in accordance with standards established by the American Association of State Highway and Transportation Officials (AASHTO).
3. The applicant and referring agency are strongly encouraged to involve Canandaigua Lake Watershed Inspector as early in the review process as possible to ensure proper design and placement of any on site septic system.
4. The applicant and referring agency are strongly encouraged to involve the Ontario County Soil and Water Conservation District as soon as possible to ensure proper design and implementation of storm water and erosion control measures.

Board Motion: A motion to retain referrals 69-2019, 69.1-2019, 70-2019, 72-2019, 75-2019, 76-2019, 77-2019 78-2019, 78.1-2019, 79-2019, 79.1-2019 and 81-2019 as Class 1s and return them to the local boards with recommendation of approval with comments.

Motion made by: Carol O'Brien

Seconded by: David Wink

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

69.1 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Marks Engineering PC	
Property Owner:	Mount, Chad	
Tax Map No(s):	71.00-1-49.000	
Brief Description:	Subdivision and area variance for creation of conforming lot with existing accessory building and no principal structure from 16.3 acres lot at 2659 SR 21 across from Bushwood Lane in the Town of Canandaigua.	

See information at 69-2019.

70 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Anthony Venezia	
Property Owner:	Canandaigua County Club	
Tax Map No(s):	98.00-1-39.111	
Brief Description:	Site plan for 2,000 SF parking area expansion and reconfiguration at Canandaigua County Club 3280 Fallbrook Park in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/17615/70-2019-site-plan-FALLBROOK-PARK-3280-2019-03-18-	

The parking lot reconfiguration involves removal of 3,946 SF of parking area and laying of 6,017 SF of asphalt in 6 areas for a net addition of 2,000 SF. The parking lot is located on the northern portion of the site and includes disturbance within the 100' stream buffer of Fall Brook. The proposed disturbance does not involve disturbance of the lakeshore or the area around the event tent. The site plan includes two stormwater trenches of 83 and 126 LF with a reported treatment capacity of 989 cubic feet and 3 stormwater depressions with reported treatment capacity of 2,133 cubic feet.

According to OnCOR, much of the parking area is in the floodplain, though a plan notes indicates the upland portion of the site is not in the floodplain based on a 1997 map revision. The CEO has confirmed all proposed modifications are outside the Special Flood Hazard Area.

Comments No engineering documentation is provided to indicate whether added infiltration is intended to filter water from proposed additional parking area or to also improve filtering of stormwater from existing parking area.

Canandaigua Lake Manager Concurs with provision of infiltration trenches to improve run-off water quality.

CPB Comments Referring body may want to confirm area is projected to continue to be outside the Special Flood Hazard Area based on detailed modeling completed for updates to FEMA Flood Insurance Maps, as well as available modeling for 10 and 25 year storm events.