

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the: **Coordinated Review Committee Meeting –December 8, 2020 at 3:30pm – Cancelled**
County Planning Board Meeting – December 9, 2020 at 7:00pm Virtual Meeting Click Join Meeting hyperlink below
 Telephone: 585-396-4455

Referral No	Municipality	Referring Board	Applicant	Application Type	Class	Page
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213 - 2020	Town of Canandaigua	Planning Board	McMahon-LaRue Assocites	Technical Review	n/a	3
214 - 2020	Town of Canandaigua	Planning Board	Wildcat Renewables LLC	Technical Review	n/a	
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210 - 2020	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Marks Engineering	
Property Owner:	FalboRoides, Gina	
Tax Map No(s):	139.00-1-26.100	
Brief Description:	Technical review of conservation subdivision of 75 acre parcel at 4765 Seneca Point Road in the Town of Canandaigua. Subdivision to include 4 residential lots and a lot with 20 acre organic farm, 10 visitor cabins and 5 teepees, and a building housing the campground owners home and office and public restroom/shower/kitchen facilities for guests. https://www.co.ontario.ny.us/DocumentCenter/View/26519/210-2020-Seneca-Point-Road-4765-2020-11-12-Subdivision-Plat2	

The proposed residential lots will be .99 to 3.72 acres in size and consist of 2 lots with frontage on Seneca Point Road and 2 flag lots with likely home sites to the east of the existing pond. The proposed campground use will require a special use permit. The property is located between the Town of Canandaigua's Onanda Park and FLLTs Canandaigua Vista Preserve. The Town of Canandaigua Trail Master Plan indicates an intent to connect these two sites.

According to OnCor, the property and adjacent properties to the north and east are in the agricultural district. The existing pond is identified as a likely wetland on the NWI. There are several north-south drainages and other areas with slopes of 16 to 30 percent. The southern property line borders Barnes Gully with slopes of 31 to 60 and greater than 60. Fifteen acres in this area are characterized by Rock outcrop of the Arnot complex. Other significant on-site soils include:

Lansing Silt Loam 8-15 % slope 18 acres farmland of statewide importance, 15-25 % slope 8.8 acres not prime farmland
Permeability: moderately high **Erodibility:** high
Hydrological Group B **Not Hydric**

Danley Lansing Complex 3-8 % slope 11 acres

Prime Farmland

Permeability: moderately high **Erodibility:** high
Hydrological group C/D **Not Hydric**

Darien silt loam 8 -15 % slope 7 acres

Farmland of Statewide Importance

Permeability: moderately high **Erodibility:** high
Hydrological group C/D **Not Hydric**

Comments

1. Will the existing house driveway be converted to a private road serving all 4 lots?
2. Does proposed campground access have safe site distances?
3. How might this site contribute to connection of the FLLT preserve and Town park?

211 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Frosino, Adam	
Property Owner:	Ontario County IDA	
Tax Map No(s):	70.00-1-74.110	
Brief Description:	Site plan for 6,000 SF airplane hanger with 144 to 400 SF of restroom/kitchenette/office space and associated water and sewer connections, paving and stormwater management at the Ontario County Airport, 2450 Brickyard Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/26520/211-2020-airport-hanger-site-plan	

The proposed hanger will be the closest building to the Brickyard Road access point on the 211 acres airport site. Sewer will be extended from the Brickyard Road sewer. Proposed hanger will be connected to existing on-site water, gas, and electric lines that will be re-located out of building footprint. Asphalt area for plane maneuvering appears to be around 6,000 SF.

Comments

1. What stormwater management infrastructure is proposed to direct and treat stormwater from new impervious surfaces before it enters Brickyard Road culvert?

CLCSD Comments

1. Pretreatment units will be required if the hanger bay has a floor drainage system.
2. There is a current 6" stub to service this property at station 11+ 65, unless they choose to connect downstream as shown.
3. If connecting downstream is the preferred option it will require a cut in 8"X6" Wye.
4. Lateral size needs to be changed to 6" SDR 21.
5. Cleanouts at every change of direction and every 90'.
6. A more thorough review will be performed once more detailed drawings are provided.

212 - 2020	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Plante, David	
Property Owner:	Aikey, John	
Tax Map No(s):	84.00-1-17.200	
Brief Description:	Technical review of a 4 MW ac solar project at 2890 CR 10 in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/26521/212-2020-County-Road-10-2890-2020-11-20-Revised-Sketch-Plan	

The site is zoned Industrial and development for large scale solar will require a special use permit. The proposed facility will have 13,000 tracking panels with a maximum height of 10'. The fenced project area includes 14.3 acres of the 18 acre site.

According to OnCor, the site is not constrained by wetland, floodplain, or steep slope areas and is not in the agricultural district. Adjacent land uses include an auto body shop to the north, an existing large scale solar facility to the south, vacant land to the west, and residential to the east across CR 10.