

Motion made by: Marty Avila
Seconded by: Jack Dailey
Vote: 13 in favor, 0 opposed, 0 abstentions. **Motion carried.**

120.1 - 2018	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Special Use Permit	
Applicant:	Marks Engineering	
Property Owner:	Sarah Frank LLC	
Tax Map No(s):	98.11-2-8.00	
Brief Description:	Site plan, minor subdivision, and special use permit for Star Cider at 3365 State Route 364 in the Town of Canandaigua.	

See information at 120-2018.

120.2 - 2018	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Minor Subdivision	
Applicant:	Marks Engineering	
Property Owner:	Sarah Frank LLC	
Tax Map No(s):	98.11-2-8.00	
Brief Description:	Site plan, minor subdivision, and special use permit for Star Cider at 3365 State Route 364 at Marvin Sands Drive in the Town of Canandaigua.	

See information at 120-2018.

121 - 2018	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Major Subdivision	
Applicant:	Marathon Engineering	
Property Owner:	J & S Morrell	
Tax Map No(s):	112.19-1-500.21	
Brief Description:	Final subdivision plan for section 9C of the Lakewood Meadows subdivision as a conservation subdivision of 23 townhouses on 29 acres at 3360 Middle Cheshire Road in the Town of Canandaigua. http://www.co.ontario.ny.us/DocumentCenter/View/14226/121-18-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/14133/121-18-overall-plan	

Final subdivision plans for section 9C of the Lakewood Meadows subdivision involves development of 23 townhouses on 3,500 SF lots in a 29 acre section south of St. James Parkway. Such lands received preliminary subdivision plat approved on 9/17/14 in accordance with Town regulations for conservation subdivisions allowing 66 TH and 15 patio homes on 82.9 acres and requiring 67.4 acres of open space. Sub-sections 9A and 9B received final subdivision approval in 2015 and 2016 and are under construction. Constrained lands in Section 9 include 5 acres of the 9.2 acres of woodland, 1 acre of drainage control, .8 acres in the Middle Cheshire Road ROW, and .69 acres in a .69 acres water main easement for a total of 7.49 acres. The engineer's letter characterizes conserved lands as 1.7 acres less than previously proposed but does not specify location.

The 9C final subdivision plat indicates 18.45 acres of land surrounding the proposed townhouses are to be deed restricted as conservation lands held by the HOA.

According to OnCOR, the land is in an agricultural district. Soil characteristics are as follows:

Honeoye loam, 3 to 8 percent slopes	3.620 acres	Prime Farmland
Honeoye loam, 8 to 15 percent slopes	11.420 acres	Farmland of Statewide Importance
Permeability: moderately high	Erodibility: medium	
Hydrological Group C/D Not Hydric		
Lima loam, 0 to 3 percent slopes	8.980 acres	Prime Farmland
Lima loam, 3 to 8 percent slopes	4.970 acres	Prime Farmland

Permeability: moderately high
Hydrological C/D

Erodibility: medium
Not Hydric

Comments

1. Permanently preserved agricultural lands currently owned by Wyffels Farm are not buffered by conservation easement lands from homes on Lots 967,968, and 969 and only minimally buffered by the 20 to 25 foot flag lot portion of land to the east owned by LAD Enterprises.
2. The documentation referred does not allow confirmation that the 18.45 acres to be preserved as part of Section 9C, when combined with conservation areas from Sections 9A and 9B, meets the promised 67.4 acres of open space. It is also not clear whether conservation easement lands are intended to include all required open space.
3. No information has been provided about the future use of the conservation lands and whether such land may be available for lease from the HOA for agricultural use.
4. The buildings do not appear to meet the 40' building separation as included in the notes on the overall plan.

Board Motion: To retain referral # 113-2018, 114-2018, 117-2018, 118-2018 and **121-2018** as class 1s and return to the local boards with comments.

Motion made by: Tom Lyons

Seconded by: David Wink

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

122 - 2018	Town of Canandaigua Planning Board	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Grove Engineering	
Property Owner:	Smith, Steven	
Tax Map No(s):	139.00-1-34.210	
Brief Description:	Site plan and area variance for residence at 6050 Goff Road east of where it turns north in the Town of Canandaigua.	

Site Plan and Area Variance approval request to construct a new single-family residence on a parcel with an existing accessory structure. Variance needed for the accessory structure being located in the front yard, when code only allows accessory structures in the rear yard.

Policy AR-5: Applications involving one single family residential site, including home occupations.

The intent of this policy is to:

- Address residential development that may infringe on County ROW's or easements for roads and other infrastructure.
- Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
- Address impacts to ground and surface waters

Final Classification: Class 1

Findings:

1. One-and two-family residential uses represent 63% of the 49,354 parcels on the 2017 Ontario County assessment roll. Between 2012 and 2017 1,067 single family residential parcels were added and 13 two-family were removed. These parcels represent 89% of all parcels added county-wide.
2. Collectively individual residential developments have significant impacts on surface and ground water.
3. Proper design of onsite sewage disposal is needed to protect ground and surface waters.
4. Proper storm water and erosion control is also needed to achieve that same end.
5. Proper sight distance at access points along County roads is an important public safety issue of county wide significance.
6. Standards related to protecting water quality and traffic safety have been established by agencies such as the American Association of State Highway and Transportation Officials (AASHTO), and NYSEDC.
7. These issues can be addressed by consulting appropriate agencies during local review and ensuring that those standards are met

Final Recommendation: With the exception of applications described in Policy 5 part A and B, the CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

OCSWCD Comments: This office is in receipt of a single site plan for a proposed four (4)-bedroom residence to be located at 6050 Goff Road, Tax Map N., 139.00-1-34.210. This office will need final design plans for the onsite wastewater treatment (septic) system for review and approval. It is important the location of the proposed leach area is on land with < 15% slope and a 100' setback to the federal wetland is required.