

238.1 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Site Plan	
Applicant:	Hanlon Associates	
Property Owner:	Dan DiGabriele	
Tax Map No(s):	98.11-1-5.100	
Brief Description:	Area variance and site plan for removal of deck and addition of garage, pool, porch, and patio that will reduce lot coverage from 52.8% to 43.0 % when 40% is allowed at residence at 3310 Fallbrook Park in the Town of Canandaigua. Variance to allow pool in rear (lake) yard.	

See information at 238-2019.

239 - 2019	Town of Canandaigua Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Marathon Engineer	
Property Owner:	S & J Morrell	
Tax Map No(s):	97.02-1-52.100	
Brief Description:	Technical review of 54 lots subdivision on 54 acres at southeast corner of Bristol Road and NYS 21 in the Town of Canandaigua. http://www.co.ontario.ny.us/DocumentCenter/View/20378/239-19-Aerial http://www.co.ontario.ny.us/DocumentCenter/View/20402/239-2019-sketch-plan-State-Route-21-0000-2019-11-15	

This property was previously the subject of a technical review in September 2019 as referral 180-2019. Compared to the referred sketch plan, the proposed plan includes more 3 unit buildings and no development along the ridge line. This subdivision plan continues to show 54 units. This plan shows a single access off Bristol Road and no access off NYS 21 once it turns south. The following provides the narrative from the previous review, relevant previous review comments, and comments on the currently proposed subdivision.

The property is zoned Southern Corridor Residential with a minimum lot size of 1 acre. Permitted uses include single family dwellings, accessory apartments, and agricultural uses. The existing zoning does not appear to allow two-family and townhouse buildings as proposed. The purpose statement of the district calls for developing compact walkable neighborhoods and meaningful open space preservation. The property is required to follow provisions for conservation subdivision. The proposed development would cluster development on 8 acres and preserve 47 acres of undeveloped land.

Existing area land uses include 5 homes on Bristol Road along the property's northern boundary and an additional 5 homes along the SR 21 frontage. A different preliminary subdivision with 29 acres of open space and 54 single family homes was approved in 2006.

The conservation value of the property as indicated in the 2018 Open Space, Conservation and Scenic Views Master Plan is not highly rated, though most soils are prime agricultural soils.

According to OnCOR, the property is in an agricultural district and not impacted by floodplain, wetland, or steep slope development constraints. Parcel slopes are predominately 4 to 9 %. There is a stream flowing north-south through the property from the northeast corner to a wetland on an adjacent property near the midpoint of the parcel's southern boundary. Site soil characteristics are as follows:

Depth to Water Table (cm): 201 **Hydrologic Soil Group:** C **Permeability:** Moderately High

SOIL DESCRIPTION: Kendaia loam, 0 to 3 percent slopes

Farmland Importance: Prime farmland if drained **Soil Symbol:** 304A

Erodibility: Medium **Hydric Classification:** Partially Hydric

Depth to Water Table (cm): 20 **Hydrologic Soil Group:** B/D **Permeability:** Moderately High

SOIL DESCRIPTION: Honeoye loam, 8 to 15 percent slopes

Farmland Importance: Farmland of statewide importance **Soil Symbol:** 101C

Erodibility: Medium **Hydric Classification:** Not Hydric

Depth to Water Table (cm): 201 **Hydrologic Soil Group:** C **Permeability:** Moderately High

SOIL DESCRIPTION: Lima loam, 3 to 8 percent slopes

Farmland Importance: All areas are prime farmland **Soil Symbol:** 201B

Erodibility: High **Hydric Classification:** Not Hydric

Depth to Water Table (cm): 51 **Hydrologic Soil Group:** C/D **Permeability:** Moderately High

SOIL DESCRIPTION: Honeoye loam, 15 to 25 percent slopes

Farmland Importance: Not prime farmland **Soil Symbol:** 101D

Erodibility: Medium **Hydric Classification:** Not Hydric

Depth to Water Table (cm): 201 **Hydrologic Soil Group:** C **Permeability:** Moderately High

September 2019 Comments

1. The access point off Bristol Road is inadequately offset from the driveway to the DePaul facility on the north side of the road. The following table summarizes desired access point spacing based on speed limit. Consider moving Bristol Road access to the west to provide safe offset from DePaul driveway and allow alignment with a future access point for undeveloped land to the north across Bristol Road.

Posted Speed Limit	Connection Spacing (ft.)	
	Arterial	Collector or Local Through Road
35 or less	245	125
40	440	245
45 or greater	660	440

2. How will conserved areas be used/maintained? Preserved lands are primarily prime agricultural soils. Have provisions been made to provide access and buffering to allow continued farming of this land?
3. What are the proposed lot sizes?
4. Do the lots at the highpoint comply with the ridge line development standards with regard to setback from ridgetop to allow topography and vegetation to eventually screen the homes?

CRC Comments

1. NYS Uniform Code does not allow development of 30 lots with a single fire access unless buildings have sprinklers.
2. Will the road be public or private?
3. No provisions are made for snow storage.

December 2019 Comments

1. What provisions are made for stormwater management?

December 2019 OCDPW Comment Applicant will have to demonstrate that the existing downstream receiving sewers have the capacity to accept the anticipated sanitary sewage flows from this project.

240 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Canandaigua Country Club	
Tax Map No(s):	98.00-1-39.111	
Brief Description:	Site plan for 3,840 SF floating dock with 32 slips at Canandaigua Country Club, 3280 Fallbrook Park in the Town of Canandaigua. http://www.co.ontario.ny.us/DocumentCenter/View/20379/240-19-Aerial http://www.co.ontario.ny.us/DocumentCenter/View/20380/240-2019-site-plan-Fallbrook-Park-3280-2019-11-20-Site-Plan	

Based on Town code Chapter 96 Canandaigua Lake Uniform Docking and Mooring(UDML), following Town Board designation of the property as Tier 3, the law would allow the subject parcel a Tier 3 transient use allocation of 18 slips for the first 250' of shoreline plus 10 additional slips for every additional 100 lineal feet of shoreline. With just over 450' of shoreline, the property would be eligible for 38 docks. Such allocation is subject to reduction by other land use regulations. The UDML also requires 45' setbacks from the facility lines, a minimum width of 6' for main walkways, and a maximum width of 6' for appendages. The proposed docks are setback 48' from the facility lines and have 6' wide aluminum main walkways and 4.8' wide high density polyethylene appendages. The dock extends approximately 245' and incorporates the marine navigation light required for all docks that exceed a length of 100' from the mean high water mark.

This use was previously submitted as a minor subdivision to create a 22.8 acre lot zoned Community Commercial and a 48.1 acre lot zoned R-1-20. The subdivision was exempt from County Planning Board Review. In 2018 the property owners also explored development of 10 Tier II boat slips when 60 would be allowed based on the 450' of lake frontage.

Comments

1. Has the Canandaigua Town Board assigned the 22.8 acre commercially zoned property to Tier 3?
2. The site plan should clearly delineated construction staging area, all areas of land disturbance, and necessary erosion and sediment control measures. The site plan should be reviewed by the Canandaigua Lake Watershed Manager and/or the Ontario County Soil and Water Conservation Districts to insure incorporation of best management practices.

CPB Comment –the referring board should request documentation of need for the number of slips requested.

Board Motion: A motion to retain referrals 229-2019, 240-2019, 241-2019, 242-2019, 247-2019, 247.1-2019, 247.2-2019, and 248-2019 as class 1s and send each back to referring body with comments.

Motion made by: David Wink

Seconded by: Patti Wirth

Vote: 12 in favor, 0 opposed, 0 abstention **Motion carried**

241 - 2019	Town of Bristol Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Wedesky, Eric	
Tax Map No(s):	110.00-1-45.100	
Brief Description:	Special use permit for 6.6 MW community solar project at 3852 Footer Road at CR 2 in the Town of Bristol. http://www.co.ontario.ny.us/DocumentCenter/View/20381/241-2019-Extracted-aerial-from-Bristol-Valley-CS---Site-Plan http://www.co.ontario.ny.us/DocumentCenter/View/20382/241-2019-Bristol-Valley-CS---CESIR-Application-Submission	