

| 181 - 2019 | Town of Canandaigua Planning Board | Class: 1 |
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| Referral Type: | Site Plan | |
| Applicant: | McCord Landscape Architectures | |
| Property Owner: | Sarah Frank | |
| Tax Map No(s): | 56.00-2-30.100 | |
| Brief Description: | Site plan showing importation of fill on a 1.8 acre lot at the northeast corner of SR 332 (2281 SR 332) and Emerson Road in the Town of Canandaigua. http://www.co.ontario.ny.us/DocumentCenter/View/19701/181-2019-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/19676/181-19-erosion-plan | |

The site plan indicates filling an area with existing elevations of 775' to 781' to create a rectangular area approximately 135' x 75' at an elevation of 790' with positive drainage to other areas of the site. The sediment trap is sized to accommodate 1.21 acres of disturbance. The site plan also shows temporary construction entrance off Emerson Road and a bio retention area in the north east corner of the site.

According to OnCOR, there is a steep slope southwest of the existing home in the southwest corner of the lot. The area of the site proposed for fill is not subject to development constraints related to floodplains, wetlands, or steep slopes. The site drains to the Canandaigua Outlet.

OCSWCD Comments

1. Silt fence for Bio-Retention Area B currently in Town R.O.W.
2. Town of Canandaigua Highway Department review of weir outlet onto R.O.W. and current ditch capacity for Emerson Road with proposed channelization of sheet flow from parcel.
3. Erosion control fence should be installed along southern swale (indicated by limit of disturbance line) extended from stabilized construction entrance.

| 182 - 2019 | Town of Farmington Planning Board | Class: 1 |
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| Referral Type: | Site Plan | |
| Applicant: | Malvaso, John | |
| Representative: | Parrone Engineering | |
| Tax Map No(s): | 29.00-1-10.000 | |
| Brief Description: | Site plan for a 5,000 SF addition to an existing residence to accommodate a retail store at 1176 SR 332 in the Town of Farmington. http://www.co.ontario.ny.us/DocumentCenter/View/19702/182-19-site-plan | |

The property is zoned General Business. The site plan indicates 5 parking spaces for the expanded building. Such parking would meet the requirement of 3 spaces, in addition to those required for dwelling, for a major home occupation. However, regulations regarding home occupations apply only to residential districts. The Code requires 1 parking space for each 100 SF of general business or personal service use with parking reduced to 1 space for 222 SF for large shopping centers or 1 per 300 SF for retail sales of appliances, furniture, hardware and building materials.

Comments

1. The site plan indicates project requires 2 area variances. A reduced setback of 57' from SR 332 when 75' is required and a reduced setback of 10.9' from the future collector road proposed along the eastern property boundary.
2. Does the project require a parking variance? What amount of parking is likely to be needed for long term occupancy of the entire building as a commercial use? The referring body should consider requiring identification of land banked parking area to accommodate additional parking if needed and the conditions that would require installation of additional parking.
3. The applicant should clarify existing, proposed, and future access. The applicant should provide more detail about the configuration of SR 332 in the area of the existing or proposed driveway and distances to other existing or proposed driveways to the north and south and across the street if there is not a restricted median to allow NYSDOT and the planning board to assess the appropriateness of this access point. The applicant should also identify access modifications to be made upon completion of the future collector road off West Corporate Drive.