

Soil Characteristics

Lakemont Silty Clay Loam, 0 to 3 percent slope 5 acres

Prime farmland if drained

Permeability: Moderately Low Erodibility: Very High

Hydrological Group D Partially Hydric

Odessa Silt Loam, 0 to 3 percent slope 3 acres

Farmland of Statewide Importance

Permeability: Moderately Low Erodibility: Very High

Hydrological Group C/D Partially Hydric

Comments

1. The .94 acre limit of disturbance excludes portions of the shed display area. Since the actual area of disturbance is greater than 1 acre, a SWPPP will be required.
2. The site plan does not indicate the surface materials used for the outdoor display area.
3. The applicant should be required to show preliminary plans for future development on the back portion of the lot behind the store and the adjacent lot.
4. Any commercial use on the adjacent lot owned by the applicant should be via cross access easement from the proposed driveway.

Received a revised site plan on March 8, 2018 which shows water service via the existing water meter at the house, expansion of the proposed driveway to service the existing residence, and indicating the paths in the outdoor display area would be wood chips. The plan continues to show display area outside the area of disturbance and does not indicate the footprint of added impervious surface area associated with the sheds in the display area.

OCSWCD Comments Insufficient detail to comment on erosion and sediment control plan.

CRC Comments: The applicant indicated the display area behind the pole barn is currently gravel.

CPB Comments

1. Applicant should be required to complete whole parcel planning for all contiguous lands owned.
2. Project documents should address access management along CR 41 by permanently eliminating access via the existing driveway and providing future access to the adjacent parcel from the proposed driveway.
3. The referring body should have OCSWCD review the SWPPP and/or plans showing proposed drainage, and erosion and sediment control.

Board Motion: To retain referral # 26-2018 as a Class 1 and return it to the local board with comments.

Motion made by: Tim Marks

Seconded by: David Wink

Vote: 10 in favor, 0 opposed, 0 abstentions. Motion carried.

27 - 2018	Town of Canandaigua Planning Board	Class:1
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Sarah-Frank LLC	
Representative:	Marathon Engineering	
Tax Map No(s):	98.11-2-8.000	
Brief Description:	Site plan and minor subdivision approval for a 5,000 sq. ft. brewery at 3365 State Route 364 at the intersection with Marvin Sands Drive in the Town of Canandaigua. Aerial http://www.co.ontario.ny.us/DocumentCenter/View/13157 Site Plan http://www.co.ontario.ny.us/DocumentCenter/View/13158 Subdivision plan http://www.co.ontario.ny.us/DocumentCenter/View/13169	

The subdivision involves creation of a 1.8 acre lot from the 5.6 acre parent parcel to be developed by Star Cider. The building site has been accepted into the Start Up NY program which entitles the business to exemption from local real estate taxes and employees from NYS income tax for 10 years. The initial building footprint will be 3,000 SF plus a 20' wide covered porch along the east and south sides. The 40' x 50' expansion area will also include a covered rear porch.

According to ONCOR:

- there is a small area in the northeast portion of the parent parcel in a wetland
- the parcel is not in a FEMA floodplain.

There are areas of 15 to 25 % slope along the midpoint of the parcel frontage on SR 364, along much of the frontage on Marvin Sands Drive, and along a north-south ridge in the center of the parcel. The top of this ridge has areas of 25 to 40 % slope.

Soil Characteristics

Palmyra Gravelly Silt Loam, 0 to 3 percent slope 2.7 acres

Prime farmland

Permeability: High **Erodibility:** Medium

Hydrological Group B **Not Hydric**

Honeoye Loam, 8 to 15 percent slope 2.4 acres

Farmland of Statewide Importance

Permeability: Moderately High **Erodibility:** Medium

Hydrological Group C **Not Hydric**

Comments

1. The property owner should show preliminary plans for developing both lots.
2. Since the access drive is partially on another lot, the referring body should require a cross access easement and access drive maintenance agreement.
3. The Town Board considers the proposal eligible for site plan review under the Mixed Use Overlay standards.

OCSWD Comments Insufficient detail to comment on erosion and sediment control plan.

CPB Comments: OCSWCD and Canandaigua Lake Watershed manager should have an opportunity to review the grading and sediment and erosion control plan.

Board Motion: To retain referral # 27-2018 as a Class 1 and return it to the local board with comments.

Motion made by: Steve High

Seconded by: Patti Wirth

Vote: 10 in favor, 0 opposed, 0 abstentions. Motion carried.

27.1 - 2018	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Minor Subdivision	
Applicant:	Marks Engineering	
Property Owner:	Sarah-Frank LLC	
Representative:	Marathon Engineering	
Tax Map No(s):	98.11-2-8.000	
Brief Description:	Site plan and minor subdivision approval for 5,000 sq. ft. brewery at 3365 State Route 364 at the intersection with Marvin Sands Drive in the Town of Canandaigua.	

See information at 27-2018

28 - 2018	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Synergy Field	