

**Comment** Smaller units can contribute to provision of housing suitable for small households and those with limited incomes. The referring body should consider changing the minimum unit size in the R-2 districts as well. The following outlines dwelling unit standards for development of affordable multi-family housing funded by the NYS Home and Community Renewal (HCF) and Housing Trust Fund Corporation (HTFC) and may be useful if the Village wishes to accommodate studio apartments.

Unit Size	HCR/HTFC Minimum SF	HCR/HTFC Maximum SF
Studio	450	550
One-bedroom	600	725
Two-bedroom	750	950
Three-bedroom (requires 1.5 bath)	900	1,150
Four-bedroom (requires 2 full baths)	1,050	1,300

**Board Motion:** To retain referral # 119-2018 as a Class 2 and return to referring body with a recommendation for approval with comments.

**Motion made by:** David Wink

**Seconded by:** Tom Lyons

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

120 - 2018	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Site Plan	
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 SR 364 at Marvins Sands Drive in the Town of Canandaigua. <a href="http://www.co.ontario.ny.us/DocumentCenter/View/14225/120-18-Aerial">http://www.co.ontario.ny.us/DocumentCenter/View/14225/120-18-Aerial</a>	

This project was previously reviewed as subdivision referral 27-2018 in March and as re-zoning referral 106-2018 in June. The project currently proposed is a 4,500 SF production and tasting room with additional covered porch areas on the south and east sides of the building. Proposed landscaping includes a lawn and orchard area along SR 364. The site plan directs drainage to a grass swale and indicates storm water infiltration will be installed in phase 2.

#### From March 2018 Meeting Minutes

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 March 2018**

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 March 2018** Insufficient detail to comment on erosion and sediment control plan.

**CPB Comments March 2018:** OCSWCD and Canandaigua Lake Watershed manager should have an opportunity to review the grading and sediment and erosion control plan.

**Comments**

1. Ontario County sent a letter dated June 28, 2018 to the Town of Canandaigua Planning Board outlining the County's interest in entering into an agreement with the owner of the subject property to grant an easement for a trail and stormwater discharge to the wetland area in the northern most portion of the site in exchange for the County's agreement to accept the increase in storm water from development activities including Star Cider and additional development on the other parcel as long as such development is constructed in accordance with standard erosion control practices and meets DEC standards. Ontario County requests any site plan approval granted by the Town of Canandaigua Planning Board be made conditional upon the following:
  - Final Execution of an agreement
  - A cap on the square feet of impervious and semi-permeable surfaces to be constructed at full build-out on both parcels resulting from the split of tax map 98.11-2-8.00.
2. Canandaigua Lake Watershed Manager and OCSWCD should review the plans and SWPPP to ensure adherence to erosion and sediment control best practices.
3. Applicant to clarify whether future stormwater infiltration is a part of the proposed project or an alternative to be constructed only if an agreement with Ontario County is not forthcoming.

**Comments OCDPW** Final Site Plan, revised 6/22/18 and transmitted from the Town of Canandaigua to the Canandaigua Lake County Sewer District, is under review. In a letter dated March 16, 2018, the District requested that the applicant provide a wastewater profile of the process wastewater to be generated from the facility. To our knowledge, this information has not been provided.

In addition to the plans and specifications, the sewer permit application is to include the following information:

- anticipated average total water usage per day
- average water usage for manufacturing process per day
- anticipated average total wastewater volume generated per day
- average process wastewater volume generated per day
- average daily peak process wastewater flow rates, including daily, monthly, and seasonal variations, if any
- process wastewater constituents and characteristics including but not limited to: average concentration of BOD<sub>5</sub>, TSS and ammonia, temperature, and pH
- time and duration of process discharge
- description of the pretreatment process
- other information as necessary to evaluate the permit application

**CPB Comments**

March 2018 comments regarding need for cross access easement and maintenance agreement between 2 parcels and the need to show basic layout and lot coverage on the other lot remain relevant.

**Board Motion:** *Referral #120-2018, 120.1-2018 and 120.2-2018 be retained as a Class 2 and returned to the local board with the recommendation of approval with modifications.*

**MODIFICATION:**

1. *The referring Board shall make its approval conditional on final execution of an agreement regarding the trail and stormwater easements and a cap on the square feet of impervious and semi-permeable surfaces to be constructed at full build-out on both parcels resulting from the split of tax parcel 98.11-2-8.00 as outlined in the letter from Mary Krause, County Administrative, to the Planning Board dated June 28, 2018.*
2. *The referring Board shall review comments from Canandaigua Watershed Manager and OCSWCD.*

**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. <a href="http://www.co.ontario.ny.us/DocumentCenter/View/14226/121-18-Aerial">http://www.co.ontario.ny.us/DocumentCenter/View/14226/121-18-Aerial</a> <a href="https://www.co.ontario.ny.us/DocumentCenter/View/14133/121-18-overall-plan">https://www.co.ontario.ny.us/DocumentCenter/View/14133/121-18-overall-plan</a>	

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	<b>Prime Farmland</b>
Honeoye loam, 8 to 15 percent slopes	11.420 acres	<b>Farmland of Statewide Importance</b>
<b>Permeability:</b> moderately high	<b>Erodibility:</b> medium	
<b>Hydrological Group</b> C/D	<b>Not Hydric</b>	

Lima loam, 0 to 3 percent slopes	8.980 acres	<b>Prime Farmland</b>
Lima loam, 3 to 8 percent slopes	4.970 acres	<b>Prime Farmland</b>