

The existing district intent statement seeks to provide an area where “rural residential land uses can coexist with agriculture” and “maintain the rural character of the area.” The proposed intent statement adds statements that “Agricultural or farm activities are the preferred land use” and “New development should be located and designed in a way that has the least negative impact to farms, agricultural activities, farmland of statewide importance, and prime farmland.”

Board Motion: To retain referral 65-2021 as a class 2 and return it to the local board with comments and a recommendation of approval. **Motion made by:** Glen Wilkes **Seconded by:** David Wink
Vote: 16 in favor, 0 opposed, 0 abstentions **Motion carried.**

66 - 2021	Town of Canandaigua Planning Board	Exempt
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Reinhart, Jerry & Lori	
Tax Map No(s):	98.13-1-17.110	
Brief Description:	Site plan and area variance for new home at 3443 West Lake Boulevard off CR 16 south of Bedford Drive in the Town of Canandaigua. Area variance is for development within 19' of a stream when 100' set back is required.	

66.1 - 2021	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Reinhart, Jerry & Lori	
Tax Map No(s):	98.13-1-17.110	
Brief Description:	Site plan and area variance for new home at 3443 West Lake Boulevard off CR 16 south of Bedford Drive in the Town of Canandaigua. Area variance is for development within 19' of a stream when 100' set back is required. https://www.co.ontario.ny.us/DocumentCenter/View/28424/66-2021-West-Lake-Blvd-3443-2021-03-22-Site-Plan	

AR Policy 5C Applications subject to policy AR-5 and not involving lakefront lots with coverage, or side or lakefront setback variances or with encroachments on County right-of-ways.

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 on-site 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 involving lakefront properties or encroachments to County owned right-of-ways described in AR Policy 5 Parts A and B, the CPB will make no formal recommendation to deny or approve applications involving one single family residential site, including home occupations.

Comments

1. The Town is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency should Consult with the Ontario County Highway Department and ensure that the sight distances for the proposed driveway comply with standards established by the American Association of State Highway and Transportation Officials (AASHTO).
3. The applicant and referring agency are strongly encouraged to the Canandaigua Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

CLCSD Comment Preliminary plan under view. Detailed plan of proposed sewer lateral connection and renovation permit required.

67 - 2021	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant :	Marks Engineering	
Tax Map No(s):	56.00-2-25.120	
Brief Description:	Site plan and special use permit for motor vehicle service station and repair shop at 5351 Emerson Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/28425/67_21-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/28426/67-2021-Emerson-Rd-2021-03-10-Site-Plan https://www.co.ontario.ny.us/DocumentCenter/View/28427/67-2021-Emerson-rd-5351-2021-03-23-SWPPP	

The proposed 4 acres project site is located east of the Emerson Road entrance to Victory Honda. The proposed building is approximately 8,400 SF and the site plan indicates 74 parking spaces including 4 accessible spaces by the front entrance. The site plan shows a dry swale along the eastern property boundary and a long stormwater pond between the southern edge of parking pavement and the existing drainage easement. The land south of the existing drainage channel including the pipeline ROW will remain undisturbed. In all, half the site including land adjacent to the western property boundary will remain undisturbed. A Stormwater Pollution Prevention Plan (SPWPP) has been provided and reviewed.

Comments

1. The proposed site access is close to the Victory Honda access. Consideration should be given to feasibility of shared access.
2. No landscaping plan is provided. Frontage and foundation landscaping should be required. Depending on the extent and character of retained perimeter vegetation, additional perimeter landscaping may also be desirable.

CLCSD Comment Preliminary plan under view. Detailed plan of proposed pretreatment units for the floor drain and permit required.

OCSWCD Comments

1. Update concrete truck washout specs. Page 2.24 of the New York State Blue Book
2. Location of concrete washout not specified.
3. Be sure that outlet from stormwater pond is maintained on the property and does not cross over to neighbor's property.
4. Review maintenance requirements for silt fence in New York State Blue Book.

Board Motion: To retain referrals 60-2021, 61-2021, 62-2021, 67-2021, 67.1-2021, 68-2021, 69-2021, 69.1-2021, 75-2021, 76-2021, 78-2021, 79-2021, 83-2021, and 85-2021 as class 1s and return them to the local boards with comments

Motion made by: David Wink **Seconded by:** Glen Wilkes

Vote: 16 in favor, 0 opposed, 0 abstentions **Motion carried.**

67.1 - 2021	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Marks Engineering	
Tax Map No(s):	56.00-2-25.120	
Brief Description:	Site plan and special use permit for motor vehicle service station and repair shop off Emerson Road west of Fire Hall Road in the Town of Canandaigua.	

See information at 67-2021.