

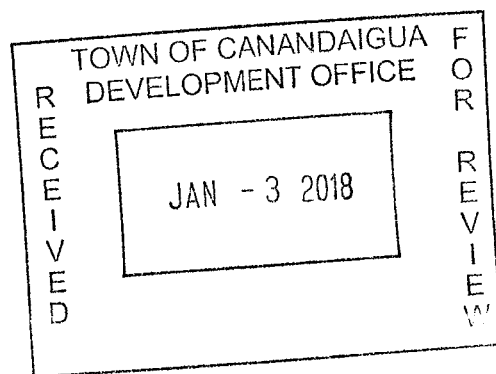
01/04/17 Mtg. w/ Doug Finch

Re: Patronski Site Plan Proposal – submitted 11/17/17 and updated 12/20/17

1. Historical relationship with the property, watershed, etc.
2. Repeated confirmation during 12/12/17 board meeting that the proposed site plan improves the condition by adding a rain basin and retention pond and goes “above and beyond” what is required.
3. The steep slope law is in the Town Code, Chapter 220-8. Zone A is moderately steep slopes (between 15% and 25%, we're 17%). C (7) talks about Water Quality Treatment. Water Quality Treatment is referencing the DEC's SPDES General Permit.

Our site is "treating" runoff by capturing it in the retention pond. I've designed the pond to have the capacity to capture all of the runoff from the 1-yr storm without overflowing, thus meeting Water Quality Treatment requirements. The 10-yr and 100-yr storms will overflow the pond, but runoff will be less than the pre-developed site. The Town is concerned because flow is concentrated coming out of the pond whereas the pre-developed site sheet-flows.

4. Proposed “swale” exacerbates drainage issue by pushing water further south and limiting contact with the ground
5. MBR should no longer be reviewing the plans for a single residential lot site plan
6. Structure of 01/09/17 meeting



Actions Items From 12/12/17 Town Planning Board Meeting – Patronski Site Plan App.

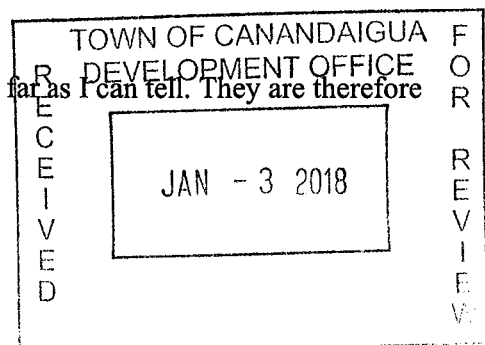
<u>Request Number</u>	<u>Request</u>	<u>Requested By</u>	<u>To Be Completed By</u>	<u>Basis in the Code</u>
1	Elevations of each side of the proposed home	Schwartz	Patrick	Zoning Schedule – SCR-1 District
2	Landscaping or trees to break up the profile of the home as viewed from the lake	Schwartz		
3	Flow calculations to confirm properly sized storm water facilities	Brabant	Justin	NYS DEC and town thresholds
4	Potential grading area and basin overflow on plans to verify that overflow conveyed along driveway to disposition point on Onnalinda Dr. and Co. Rd. 16 rather than resident properties	Brabant	Justin	Site Design and Development Criteria – Town of Canandaigua
5	Driveway runoff and flow on site plan	Brabant	Justin	Site Design and Development Criteria – Town of Canandaigua
6	Color rendering of the site and existing vegetation	Schwartz		
7	Photos of the site from several vantage points	Schwartz		
8	Revised site plans that address town engineer's comments	Schwartz	Justin	Site Design and Development Criteria – Town of Canandaigua

What is the objective of the site plan process?

Site plan review is the process of reviewing documents and drawings required by the zoning ordinance to ensure that a proposed land use or activity meets zoning ordinance standards as well as any relevant state and federal statutes.

Is this objective served by the requests above?

Items 2, 6 and 7 are not contained in any zoning ordinance as far as I can tell. They are therefore an inappropriate request for the planning board to make.



The site is zoned SCR-1. There is a possibility that the purpose section of this zoning category (below) could be read to justify some of the requests with regard to vistas. However, the proposed site plan map adequately address the issue and no additional information can be gleaned from requests 2, 6 and 7.

§ 220-18SCR-1 Southern Corridor Residential District.

[Amended 4-8-2013 by L.L. No. 2-2013; 6-20-2016 by L.L. No. 7-2016]

A. Purpose. The purpose of the SCR-1 Southern Corridor Residential District is to maintain an open rural character, to protect viable agricultural soils and areas, and to conserve natural resources and lake views. The Town seeks to promote orderly, conservation-oriented residential development in this district. Development in this district should create compact and walkable residential neighborhoods while simultaneously producing meaningful open space preservation. Much of this district has public water and/or public sewers.