

ONTARIO COUNTY PLANNING BOARDReferrals for Review at the: **Coordinated Review Committee Meeting – Cancelled****County Planning Board Meeting May 12, 2021 at 7:00pm [Virtual Meeting Click Join Meeting hyperlink below](#)**

Telephone: 585-396-4455

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Linda Phillips is inviting you to a scheduled Webex meeting.

Wednesday, May 12, 2021

7:00 PM | (UTC-04:00) Eastern Time (US & Canada) | 2 hrs 30 mins

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87 - 2021 Town of Geneva Planning Board Site Plan - Class: 2

Site plan for construction of a 15,000 SF plastics manufacturing plant on vacant parcel at east side of SR 14 south of Gambee Road in the Town of Geneva.

Applicant: Lewis, Anthony

Property Owner: RDJ Holdings LLC

Tax Map Parcel No: 91.00-1-12.12

<https://www.co.ontario.ny.us/DocumentCenter/View/28983/87-2021-Aerial>

[https://www.co.ontario.ny.us/DocumentCenter/View/28984/87-2021- 2021-05-06-14-12-41](https://www.co.ontario.ny.us/DocumentCenter/View/28984/87-2021-2021-05-06-14-12-41)

According to OnCor, the 19 acre project site abuts a City of Geneva industrial area to the south. The site is traversed from north to south by a stream and from southeast to northwest by overhead power lines. The majority of the site is characterized as a NYSDEC wetland and a floodplain, leaving the quarter of the lot at the western end of the site available for development.

The proposed construction activities are well outside the wetland buffer and outside the floodplain. The proposed site driveway is just south of the power lines. The power lines cross the parking area and the building is located along the northern property line. The manufacturing plant includes a loading dock and the site includes 13 parking spaces, pole and building mounted lighting, and a stormwater system that drains from the development area to an infiltration basin to the southeast. The site plan indicates fir and pine plantings along the northern property line and as a screen to minimize views to the loading dock from the road. The site plan does not indicate landscaping along the road frontage. The site plan indicates new lawn east of the building and loading area in the area disturbed for the stormwater system. The site plan also indicates new lawn to the south of the parking area, although there are no development activities shown in this area.

Comments

1. The site plan should show the limit of disturbance to clarify what existing vegetation along the road frontage and southern portion of the site will be retained. If existing roadside vegetation will be removed, streetscape landscaping, including a shade tree for each 30' of frontage and additional shrub and perennial plants should be provided. The referring body should consider the desired urban or rural character and related spacing and massing of plant materials.

OCSWCD Comments

1. Line indicated to be drainage in legends appears to indicate easement boundary on plans.
2. Infiltration basin detail not provided

88 - 2021 Town of Canandaigua Planning Board Site Plan - Class: 1

Site plan for renovation of 4,300 SF existing barn and 3,370 SF event tent and parking area reconfiguration at Canandaigua County Club 3280 Fallbrook Park in the Town of Canandaigua.

Applicant: Venezia Associates

Property Owner: Canandaigua Country Club

Tax Map Parcel No: 98.00-1-39.111

<https://www.co.ontario.ny.us/DocumentCenter/View/28985/88-2021-Fallbrook-Park-3280-2021-04-08-Site-Plan>

The referral includes minor site modifications to renovate 1,440 SF of the existing 4,300 SF utility shed as added event space and connection of the building via a covered walkway to the existing event tent. It also appears a small patio area at the north end of the event tent will be covered for a total event tent area of 3,370 SF.

CLCSD Comment Sewer connection plans are in our office for review. Permit to be required.

89 - 2021 Town of Canandaigua Planning Board Site Plan - Class: 1

Site plan and subdivision for development of 2,000' of public road, 116 townhouses, and 2 single family homes east of SR 364 north of Otetiana Pointe in the Town of Canandaigua. Development includes additional single family homes in Hopewell.

Applicant: Marks, Brennan

Property Owner: Eiffert, Carol

Tax Map Parcel No: 98.19-1-20.100

<https://www.co.ontario.ny.us/DocumentCenter/View/28986/89-2021-subdivision-site-plan-State-Route-364-3535-2021-04-07->

This parcel borders undeveloped land in the Town of Hopewell to the east and the Town of Gorham to the south.

The proposed dedicated road is shown as a through road to CR 18 with 29 4-unit townhouse buildings facing a series of mostly looped private roads. The townhouse development includes 348 garage/driveway parking spaces and an additional 104 off street parking spaces. The townhouses are setback 60' from East Lake Road while the front setbacks of end units to the dedicated road are reduced from 60' to 25' and end unit setbacks to the rear property lines are reduced from 40' to 25'.

According to OnCor, there are no floodplains or wetlands on the property and the lot is not in OC Agricultural District #1. There is a north-south band of 16 to 30 percent slopes in the middle of the site, similar areas of moderately steep slopes along what appears to be a drainage way crossing the northeast corner of the site, and small areas along the SR 364 frontage and at the rear property line. The existing land cover is successional old farm along SR 364 and successional northern hardwood for the majority of the site.

Comments

1. The road serving buildings 1 to 4 does not provide access to any off street visitor parking.
2. Building 11 is located very close to the steep slope area.
3. Is the planning board authorized to revise setbacks or do proposed reduced front and rear setbacks require variances?

CLCSD Comment Discussions have occurred between the sewer district and the developer’s engineer. Preliminary plans are currently under review. Comments will be provided to the engineer.

90 - 2021 Town of Canandaigua Zoning Board of Appeals Area Variance - Class: AR 1

Area variance for location of two 96 SF sheds within the 60' road setback of a house at 4764 CR 16 near Deuel Road in the Town of Canandaigua.

Applicant: Steele, Sue

Property Owner: Madia-Tompkins, Heather & Chelsey

Tax Map Parcel No: 140.00-1-1.000

<https://www.co.ontario.ny.us/DocumentCenter/View/28989/90-2021County-Road-16-4764-2021-04-06-Site-Constraints>

Policy AR-5: Applications involving one single family residential site, including home occupations.

The intent of this policy is to:

- Address residential development that may infringe on County ROW’s or easements for roads and other infrastructure.
- Address traffic safety along intermunicipal corridors by encouraging proper placement of residential driveways along County roads.
- Address impacts to ground and surface waters

C. 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.

91 - 2021 Town of Canandaigua Zoning Board of Appeals Area Variance - Class: AR 2

Area variance for 3,400 SF residential addition, porches and pickleball court to increase building coverage from 7.3 percent to 20.6 percent when 15 percent is allowed at 4495 Davidson Landing in the Town of Canandaigua.

Applicant: Bushen, Lucas

Property Owner: Gill, Daniel

Tax Map Parcel No: 126.2--1-8.000

<https://www.co.ontario.ny.us/DocumentCenter/View/28990/91-2021-site-plan-only-Davidson-Landing-4495-2021-04-07>

Policy AR 5 Applications involving one single family residential site, including home occupations.

Part B Development of Lakefront Parcels.

B. The following applies to all development on parcels with lake frontage that require;

- variances pertaining to lot coverage or,
- variances pertaining to side yard setbacks or,
- variance pertaining to lake shore setbacks

The CPB's role of reviewing and making recommendations on county wide development has provided a unique perspective on the trend of more intensive development and use of lakefront lots. Of particular concern are the incremental negative impacts to water quality and the character of our lakefront neighborhoods. The following policy is a result of discussion and debate spanning 18 months as well as consultation with outside agencies directly involved with water quality issues in Ontario County. The intent is to address over development of lakefront lots and support the clearly stated interest by local decision makers to do the same.

Final Classification: 2

Findings:

1. Protection of water features is a stated goal of the CPB.
2. The Finger Lakes are an indispensable part of the quality of life in Ontario County.
3. Increases in impervious surface lead to increased runoff and pollution.
4. Runoff from lakefront development is more likely to impact water quality.
5. It is the position of this Board that the legislative bodies of lakefront communities have enacted setbacks and limits on lot coverage that allow reasonable use of lakefront properties.
6. Protection of community character, as it relates to tourism, is a goal of the CPB.
7. It is the position of this Board that numerous variances can allow over development of properties in a way that negatively affects public enjoyment of the Finger Lakes and overall community character.
8. It is the position of this Board that such incremental impacts have a cumulative impact that is of countywide and intermunicipal significance.

Final Recommendation: Denial

Comments:

1. The referring body is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency are strongly encouraged to involve Canandaigua Lake 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 Sewer connection plans are in our office for review. Permit to be required. Sewer connection plans are under review. Plans are unclear whether a new/additional connection will be made to the private sanitary system owned by the Davidson Landing Association and/or whether a new connection is allowed under the Association's agreement with the District. District will forward information to the County Attorney for interpretation regarding whether a direction connection or a connection to the private Davidson Landing Association is appropriate. A lateral renovation permit may be required.

92 - 2021 Town of Farmington Planning Board Site Plan - Class: 1

Site plan for refurbishing existing car wash building and site at 6124 SR 96, northwest corner with Mertensia Road in the Town of Farmington.

Applicant & owner: Marchenese, Robert

Representative: Bragg, Matt

Tax Map Parcel No: 17.00-1-63.132

<https://www.co.ontario.ny.us/DocumentCenter/View/28992/92-2021-Aerial>

<https://www.co.ontario.ny.us/DocumentCenter/View/28991/92-21-Site-Plan>

A new owner is investing in the 1.55 acre property. Investments include Installing 5’ sidewalk along SR 96 and adding rear screening vegetation, SR 96 street trees, and street lights and frontage planting beds along Mertensia Road and SR 96 in accordance with Route 96 Streetscape Guidelines. The owner is also changing the roof from flat to pitched, adding pay stations, installing concrete at wash tunnel entrance and exit, repainting building exterior and refurbishing asphalt, vacuum equipment, and installing new and refurbished site lighting.

Comments

1. Is signage necessary to safely manage traffic flow to and from vacuum stations and avoid conflicts between vehicles exiting wash tunnel and those using vacuums?
2. Is the existing access point aligned or appropriately off-set from other driveways on Mertensia Road to maintain safe turning movements?

OCSWCD Comments

1. Location of concrete truck washout not specified despite concrete being called out as a material to be installed
2. If material from landscape area is to remain on site for reuse, specify areas where material will be stockpiled.

93 - 2021 Town of Richmond Town Board Local Law - Class: 2

Local law to extend existing 3 month moratorium on applications for large-scale solar energy installations for an additional 3 months in the Town of Richmond.

<https://www.co.ontario.ny.us/DocumentCenter/View/28993/93-2021-LL--Solar-Moratorium-Extend--04-13-21>

94 - 2021 Town of Farmington Planning Board Subdivision - Class: 1

Subdivision of 32 acre site for industrial park with 10 lots of 2 to 5 acres and a dedicated internal road off Loomis Road near SR 332 in the Town of Farmington.

Applicant: Loomis Road Industrial Park LLC

Property Owner: Hollingsworth, James E & Kathleen

Tax Map Parcel No: 17.00-1-62.132

<https://www.co.ontario.ny.us/DocumentCenter/View/28994/94-2021-Aerial>

<https://www.co.ontario.ny.us/DocumentCenter/View/28995/94-21-Subdivision>

The subdivision plan shows the 10 lots arranged along a looped public road. The subdivision plan also shows a presumed 50’ gas line easement along the northern property boundary adjacent to the NYS Thruway lands and the existing trees cover to approximately 80’ from the western property boundary and on lots 2, 3, and 4.

The EAF anticipate removal of approximately 10 acres of forest and 1 acre of meadow to make way for construction of ten 15,000 SF buildings and a total of 13 acres of impervious coverage. The EAF also indicates 75 percent of site soils as less well drained, half of site has slopes of 15% or greater, and the site is over a principal aquifer. According to OnCor, areas of 16 to 30 percent slope are concentrated along the western property line.

Comments

1. What is the proposed use and ownership of the 2 acre lot in the interior of the looped road?
2. The referring body should establish what existing site vegetation should remain undisturbed during eventual site development to screen existing homes adjacent to lots 1 and 2 and minimize impact of disturbing steep slopes along the western property line.
3. The referring body may want a note on the subdivision plan regarding allowable signage on the rear side of buildings facing the Thruway.

95 - 2021 Village of Naples Planning Board Site Plan - Class: 1

Site plan for redevelopment of building at 2 Mark Circle in the Village of Naples for a laundromat and a 2 bedroom apartment.

Applicant & Owner: John Bagley-Jay Ladue LLC

Tax Map Parcel No: 204.05-1-0.100

<https://www.co.ontario.ny.us/DocumentCenter/View/28996/95-2021-Aerial>

<https://www.co.ontario.ny.us/DocumentCenter/View/28997/95-21-Survey-Map>

The existing building was most recently an antique shop. The proposed laundromat will be in the front portion of the building and the 2 story apartment will be to the rear. The site plan indicates 6 asphalt parking spaces in front of the building and 2 paved spaces to the rear. The building is located immediately south of Grimes Creek.

Comments

1. The referring body should consider what frontage landscaping is needed to screen the proposed parking.

OCSWCD Comments

1. Consider permeable surfaces for the parking area if possible. If not possible consider vegetated buffer between parking area and stream to protect stream resources.

96 - 2021 Town of Victor Planning Board Special Use Permit - Class: 1

Special use permit for removal/replacement of antennas, remote radio heads, tower mounted amplifiers, DC SQUID sensors, DC and fiber trunks, and less than 4 boxes of new ground equipment on 135' monopole at 795 Old Dutch Road in the Town of Victor.

Applicant: Crown Castle

Property Owner: Global Signal Acquisitions LLC

Tax Map Parcel No: 14.02-1-6.200

https://www.co.ontario.ny.us/DocumentCenter/View/28998/96-2021_2021-05-06-14-14-06

There are no changes proposed in the height or width of mounted equipment. The site plan shows an abandoned building and other abandoned facilities at the base of the monopole. The applicant has provided a structural analysis to document the structural capability of the pole to support proposed equipment.

97 - 2021 Town of Geneva Planning Board Site Plan - Class: 2

Site plan for 7,000 SF storage building at 237 Lyons Road/SR 14 in the Town of Geneva.

Applicant & Owner: Wine Valley Holdings LLC

Tax Map Parcel No: 90.16-1-26.120

<https://www.co.ontario.ny.us/DocumentCenter/View/28999/97-2021-Aerial>

<https://www.co.ontario.ny.us/DocumentCenter/View/29000/97-2021-05-06-14-19-34>

New building to be placed partially in area of existing paved parking and behind the existing storage building. The height of the proposed building is 28' while the height of the existing building is 16'. Drainage to be tied into existing system. The site appears to have a side-by-side access with the property to the north and a second driveway at the southern property line. The existing paved parking area appears to extend onto the residential property to the south.

According to OnCor, the site is not constrained by wetlands, floodplains, or steep slopes.

Comments

1. The referring body should evaluate the opportunity to implement access management by formalizing a cross access easement with property owner to the north and possibly eliminating the southern access point.
2. The referring body should consider requiring frontage landscaping and the desired urban or rural character and related spacing and massing of plant materials.

98 - 2021 Town of East Bloomfield Planning Board Site Plan & 98.1-2021 Special Use Permit - Class: 1

Site plan and special use permit for flea market at 6915 SR 5/US 20 in the Town of East Bloomfield. Flea market access to be off Gauss Road.

Applicant & Owner: Sulli, Anthony

Property Owner: Spurling, Randy

Tax Map Parcel No: 135—72

<https://www.co.ontario.ny.us/DocumentCenter/View/29001/98-2021-Aerial>

<https://www.co.ontario.ny.us/DocumentCenter/View/29002/98-2021-site-plan>

In March, CPB reviewed site plan and special use permit application for indoor and outdoor storage on this 4.5 acre property (referral #41-2021). This referral is to use 1 of the buildings and additional outdoor display area on the rear (Gauss Road) portion of the site for a flea market with portable restroom. An existing gate between the front and rear portions of the site would be closed to provide flea market access from Gauss Road only. The use is expected to generate 25 to 100 shoppers per day.

Comments

1. Special Use standards require 5 parking spaces for each 1,000 SF of permanent structure and 3 parking spaces for each 150 SF of outdoor display area. Is additional parking needed? Regardless of code requirements, proposed 50 parking spaces are only sufficient for vendor vehicles, additional parking would be needed for customers.
2. Application materials do not specify surface, drainage, or marking of off-street parking areas.
3. What is the size of the building intended to house indoor display area? What area of the building will be devoted to indoor vendor displays? What is the size of the outdoor display area? The Special Use standards allow a flea market in a structure not exceeding 2,000 SF of floor area with not more than 75 percent of the floor area devoted to vendor displays. Special use standards also limit outdoor display areas to twice the size of the permanent structure and require outdoor display areas to be located behind the permanent structure and away from on-site parking and access.
4. The application materials do not specify any electrical service or site lighting in the outdoor display area.
5. The application materials do not specify proposed signage or refuse disposal.

99 - 2021 Village of Bloomfield Planning Board Site Plan and 99.1-2021 Special Use Permit - Class: 1

Site plan and special use permit for outdoor sale of hay and plants at 1 Elm Street (Quickless gas station) in the Village of Bloomfield.

Applicant: Duvall, Ryan & Kim

Property Owner: 3 Main Street LLC

Tax Map Parcel No: 67.16-1-16.100

<https://www.co.ontario.ny.us/DocumentCenter/View/29003/99-2021-Aerial>

<https://www.co.ontario.ny.us/DocumentCenter/View/29004/99-2021-site-plan-aerial>

Quickless Gas Station is located on a 1.8 acre parcel at the northwest corner of East Main Street and Elm Street in the Village of Bloomfield. The proposed use is located on an adjacent 3.3 acre property under common ownership. The materials submitted indicate the applicant is seeking approval of existing use of the site to store hay and haying equipment. Most of the hay will be stored in the existing on-site barn. Larger round bales and additional equipment will be stored outside. The outdoor hay will be stored under a tarp behind an existing fence. The applicant proposes to plant with wildflowers on the berm and to park all haying equipment at the rear of the property behind the berm and screened from view from the ROW. Adjacent land uses across Elm Street include a restaurant and other commercial uses.

The village code indicates a maximum of 20 percent of the site can be devoted to outdoor activities. The proposed storage area is identified as .5 acres.

Comments

1. The referring body should identify the dimensions of the allowed storage area including distance storage activities must be set back from the pavement or road ROW, from the barn, and other property boundaries.

100 - 2021 City of Geneva Planning Board Site Plan - Class: 2

Site plan for 1,690 SR Dunkin Donuts with drive-thru and 1,400 SF retail space at corner of N. Exchange Street and East North Street in the City of Geneva.

Applicant: Thrasher, James

Property Owner: City of Geneva IDA

Tax Map Parcel No: 90.83-2-35.1

<https://www.co.ontario.ny.us/DocumentCenter/View/29005/100-2021-Aerial>

<https://www.co.ontario.ny.us/DocumentCenter/View/29006/100-2021-site-plan-3---67182-Planset-4-28-2021>

The .89 acre development site proposes access off North Exchange Street/ SR 14 at the approach to the southbound left turn lane and off East North Street closer to North Wadsworth Street. The entrance to the drive-thru is near the East North Street driveway. The building is setback 60' from the main roadways and 81' from North Wadsworth Street. The site plan shows 26 parking spaces, single lane drive-thru with double lane stacking area, and a 6' fence along the northern property line bordering single family residential uses. The driveway and dumpster are setback 8'-10' from the adjacent single family home on North Wadsworth Street.

There is a proposed ground mounted sign at the corner of North Exchange Street and East North Street. No sign details are provided for ground or building mounted signage.

Comments

1. No lighting or landscaping plans are provided. The referring body should seek to minimize the project's impact on neighboring single family residential areas and maximize the site's contribution to improving the pedestrian character of the intersection. The referring body should review pole heights, lamp intensity and potential spill of lighting and require street scape and frontage landscaping. As a minimum, zoning requires a table of planting materials and landscaping on 8 percent of the net lot area for parking adjacent to residential uses.
2. The proposed parking includes 26 spaces for Dunkin Donuts and 5 spaces for an undetermined retail use. How would parking for a second food service tenant be accommodated?
3. Previous review in November 2020 (#199) indicates the possibility that the entire site is not zoned B-1. If that is the case, how does that impact allowable site development?
4. How will the dumpster be screened from North Wadsworth Street?
5. Will the applicant provide bicycle parking or outdoor seating area?

OCSWCD Comments

1. Concrete truck washout should be minimum 100 feet from storm drain inlets. See page 2.24 of the NYS ESC Blue Book for details.
2. Locations of stockpiles have not been specified on plans.
3. Will measures be taken to prevent traffic from using the other entrance during construction?
4. Are any pre-treatment measures possible on site to manage stormwater before entering the stormwater system?
5. Will all vegetation be removed from northern boundary? If so, consider replacing trees.

101 - 2021 City of Geneva City Council Map Amendment & 101.1 Text Amendment- Class: 2

Zoning map and text amendment to change zoning of American Legion Winnek Post 396 at 1115 Lochland Road/SR 14 in the City of Geneva from AR to Lakefront PUD to accommodate 57 for-sale townhouses, a 125 room hotel, and a 10,000 SF restaurant. Text amendment to permit hotel use in the proposed PUD.

Applicant: WJCA

Property Owner: American Legion Winnek Post 396

Tax Map Parcel No: 119.16-1-11

<https://www.co.ontario.ny.us/DocumentCenter/View/29007/101-2021-Aerial>

<https://www.co.ontario.ny.us/DocumentCenter/View/29008/101-2021-1250-21-Concept-Plan>

The site is currently zoned AR which allows detached single family dwellings, agriculture, places of worship, cultural facilities and hospitals or other institutional or philanthropic uses. The site is located along Seneca Lake as the south end of the City of Geneva
ONTARIO COUNTY PLANNING DEPARTMENT 20 ONTARIO ST. CANANDAIGUA, NY 14424 585396-4455 WWW.CO.ONTARIO.NY.US 9

between Lochland, a residential and day program for adults with intellectual and developmental disabilities, and Belhurst Castle and Winery located in the Town of Geneva. Both sites retain substantial undeveloped green space.

The City of Geneva is in the midst of a comprehensive zoning update. Draft zoning map and text materials indicate this 13 acre site, as well land in the existing Lakefront District at the north end of the lake, will be included in the proposed Mixed Use- Hospitality (MU-H) district. The intent of the proposed MU-H district is to provide a variety of hotel, restaurant, and entertainment uses to support the local tourism industry. The district envisions development that respects Seneca Lake view sheds, uses sustainable development practices, and incorporates road setbacks, orientation, and scale that allow development to be built into the landscape.

The June 16, 2020 draft zoning district regulations for the MU-H district list multi-family dwelling, hotel, and restaurant uses as permitted uses. Setbacks, lot coverage, and open space requirements are indicated as determined during site plan review. The proposed maximum building height in the proposed MU-H district is 40' or three stories.

For development of this site to proceed under existing zoning, the applicant has requested rezoning to Lakefront District (LD) and review under the Lakefront District Planned Unit Development (LD PUD) Regulations. Hotel and restaurant uses are included in the definition of retail sales and service and allowed a part of a commercial LD PUD.

The City of Geneva planned unit development regulations are only applicable within the LD with a minimum LD PUD lot size of 5 acres. The intent and objectives of the LD PUD regulations are to guide the development of residential or commercial LD PUDs that among other things increase the tax base and provide a variety of residential settings, usable open space and recreation areas, and a mix of uses that enhance job creation and retention.

The procedure for review of a LD PUD involves planning board review of a conceptual sketch plan and compliance with general LD PUD requirements before directing the preparation of the project plan narrative and graphic documentation. Once the planning board is satisfied that the project plan meets the LD PUD requirements, City Council may review and act on the re-zoning to LD PUD. Then the planning board is responsible for preliminary and final site plan review.

The proposed project includes 57 single family attached residential units on 7.8 acres for a residential density of just over 7.3 units per acre when 8 units per acre is allowed. The proposed five story hotel on 3 acres with a building height of 60' is less than the maximum height of 72' or 6 stories allowed in the existing LD at the north end of the Lake. LD parking requirements are 1.5 spaces per single family attached dwelling, 1 space per hotel room, 13 to 16 spaces per 1,000 Sf of net restaurant floor area, and 1 space per 200 net SF in the community center. The residential portion of the site includes single car garages and minimum 20' driveways and 28 additional off-street parking spaces. The LD PUD regulations require a 3 to 4' high, 10' wide buffer along the road right-of-way and 6' to 8' fence or vegetative screen between residential and non-residential uses. The concept plan appears to show required ROW buffering. The concept plan shows one pedestrian crossing of the active rail line separating the residential portion of the site from the lakefront.

Comments

1. Does City Council need to re-zone the property to LD District, before the planning board and city council can review suitability of rezoning in accordance with a LD PUD plan and accompanying materials? Does the planning board need to review the concept plan before submission of a more detailed LD PUD rezoning application?
2. The Lakefront District PUD regulations do not envision mixed use PUDs. In conjunction with the zoning map amendment, City Council should amend the text of the Lakefront District intent statement to envision Mixed Use PUDs and identify how to calculate area limitations of a mixed use project when residential uses can only occupy 30 percent of a residential LD PUD excluding open space and parking, while commercial LD PUD allows 70 percent for commercial uses including associated parking and other accessory uses.
3. The applicant must document that 20% of the lot area (2.6 acres) is designated for developed and unimproved common or public open space and recreation uses at the time of initial planning board LD PUD concept review.

4. The LD PUD regulations indicate no more than 65 percent of total residential units may be any single type.
5. The concept plan does not appear to provide a visual screen between residential and non-residential uses.
6. Section 350-10 C Indicates the concept plan review is required to include review of phasing and identification of easements, project demand, water and sewer connection points and storm drainage system.
7. The submitted materials do not provide information on changes in the view shed.
8. There is an ADA route labeled from the upper terrace to the lower terrace. What other portions of the pedestrian circulation system are ADA accessible? If the route from public parking to the American Legion Memorial is not accessible, how will visitors access the area?
9. Who will own the American Legion Memorial? If HOA, how will permanent public access be provided?
10. Are boat docks intended for seasonal docking of residential boats or transient docking of hotel/restaurant patrons? What is docking capacity of two 100' docks? What is intended use of the 20'x40' boat house?
11. It appears that most of the townhouse driveways are 20' in length and accommodate 1 vehicle. There appear to be at most 28 additional parking spaces in the residential section of the site. While this meets the requirements of the PUD regulations for off-street parking for attached single family homes, it does not provide additional parking (one space per 200 SF net floor area) for the community center. Will street parking be allowed? The parking standards do not provide visitor parking.

OCSWCD Comments

1. Consider possible management solutions for stormwater on impervious surfaces which run up and down slope such as the center sidewalk and driveways.
2. Plans do not show which areas will be served by which stormwater facilities.
3. Opportunity exists to utilize sustainable shoreline practices to create a buffer between lake and proposed development. Consider appropriate vegetation within rear setback. The Ontario County Soil and Water Conservation District is a resource for this type of project.
4. Impervious surface proposed is significantly more than the existing use. Consider incorporating more green infrastructure practices where possible.

102 - 2021 City of Canandaigua Zoning Board of Appeals Area Variance - Class: 1

Variance and site plan to construct 4,200 SF convenience store, 6 fuel dispensers with canopy and associated parking, utilities, landscaping, and stormwater management on vacant parcel at northwest corner of Lake Shore Drive and East Lake Road/SR 364 in the City of Canandaigua. Variance for location within 1,000' of similar use.

Applicant: Brunelle, Christian

Property Owner: Terry, Thomas J.

Representative: Plumley Engineering

Tax Map Parcel No: 98.26-1-97

<https://www.co.ontario.ny.us/DocumentCenter/View/29009/102-2021-Aerial>

<https://www.co.ontario.ny.us/DocumentCenter/View/29010/102-2021-4-28-21-site-plan-Canandaigua-Lakeshore-ZBA-Submittal>

The site is 1.11 acres with 200' of frontage along Lakeshore Drive and 242' of frontage along East Lake Road. The proposed use will operate 24 hours per day year round. The site plan proposes one access connection on each frontage. Other site features includes dark sky compliant lighting including 17' pole lights and wall lights, and a screened dumpster enclosure constructed of chain link fence and white plastic. There will be a wood fence along the north and east property perimeter adjacent to residential uses. The proposed building will have porches attached to the south and east sides of the building. Application materials also indicate two internally lit building signs and a monument sign.

Comments

1. The referring body should require extension of the sidewalk and appropriate streetscape landscaping north on SR 364 to the property line.
2. Pole lights of 14' would improve pedestrian character of the site.
3. What is height of fuel canopy?
4. Will the proposed building have a peaked roof as shown in information packet photos of similar site?
5. Will trees and brush be retained in the 10'side and rear setback areas?

OCSWDC Comments

1. No erosion and sediment control details are provided.
2. No design details for the proposed stormwater management facility are provided.

103 - 2021 Town of Geneva Planning Board Site Plan - Class: 1

Site plan to add 784 SF pole barn on the northeast portion of the 10 acre auto repair use at 2787 Lyons Road/SR 14 in the Town of Geneva

Applicant: Fitzgerald, James

Property Owner: RDJ Holdings LLC

Tax Map Parcel No: 91.00-1-25.100