

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the: **Coordinated Review Committee Meeting March 8 3:30 pm**
County Planning Board Meeting –April 13, 2022 at 7:00pm @ 74 Ontario Street & Virtual
 Telephone: 585-396-4455

Referral #	Municipality	Applicant	Application_Type	Class	Page
51	Town of Victor	Marks Engineering	Subdivision	Exempt	
52	Town of Victor	Pinnacle Towers Inc	Special Use Permit	1	
53	Town of Gorham	John Jay Newswagner	Special Use Permit	1	
54	Town of Gorham	James Fahy Design Associates	Area Variance	AR 2	
55	Town of Canandaigua	Marks Engineering	Site Plan	1	
56	Town of Canandaigua	Scott Harter	Area Variance	withdrawn	
57	Town of Canandaigua	Scott Harter	Site Plan	withdrawn	
58	Town of East Bloomfield	Robert Denome	Site Plan	1	
59	Town of West Bloomfield	Spallina Materials	Special Use Permit	1	
60	Town of Geneva	Town of Geneva	Text Amendment	2	
61	Town of Geneva	Thomas & Patricia Klementowski	Area Variance	1	
62	Town of Farmington	Town of Farmington	Map Amendment	2	
63	Town of South Bristol	Town Board	Text Amendment	2	
64	Town of South Bristol	Thomas Richardson	Area Variance	1	
65	Town of West Bloomfield	Bell Atlantic	Special Use Permit	1	
66	Town of Manchester	Luke Nobolt	Site Plan	1	
67	Village of Manchester	Geroge Aldrich	Site Plan	1	
68	Village of Manchester	Martha Yudicky	Site Plan	1	
69	Town of Farmington	O&L Realty LLC	Subdivision	1	
70	Town of Victor	Kassis Superior Sign Co Inc.	Area Variance	1	
71	Town of Hopewell	Paul Gillette	Site Plan	1	
72	Town of Hopewell	Patricia Albrecht	Special Use Permit	1	
73	Town of Hopewell	Phil Bassage	Site Plan	1	
74	Town of Hopewell	Jay Ladue	Site Plan	1	
75	Town of Hopewell	Jay Ladue	Subdivision	1	
76	Town of East Bloomfield	Groundwater LLC	Site Plan	1 late referral	
77	Town of East Bloomfield	Groundwater LLC	Area Variance	1 late referral	

Linda Phillips is inviting you to a scheduled Webex meeting.

Wednesday, April 13, 2022

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

[Join meeting](#)

More ways to join:

Join from the meeting link

<https://ontariocountyny.webex.com/ontariocountyny/j.php?MTID=md8213f3c2d95350d73ed6bb51e005077>

Join by meeting number

Meeting number (access code): 2339 167 5252

Meeting password: q5Ztr23q8Jj

51 - 2022 Town of Victor Planning Board Class: *Exempt*
Type: *Subdivision*
Applicant: *Marks Engineering* Property Owner: *Roger Morrison*
Tax Map Parcel #: *40.00-1-6.000*
Brief Description: *Two lot subdivision of 6 acre lot on the south side of CR 41 west of Brace Road in the Town of Victor.*

52 - 2022 Town of Victor Planning Board Class: *1*
Type: *Special Use Permit*
Applicant: *Pinnacle Towers Inc.*
Tax Map Parcel #: *1.02-1-24.000*
Brief Description: *Special use permit for installation of Verizon equipment on existing tower at 90 Baker Road in the Town of Victor.*

53 -2022 Town of Gorham Planning Board Class: 1
 Type: *Special Use Permit*

Applicant: *John Jay Newswagner*

Property Owner: *same*

Tax Map Parcel #: *129.00-1-10.200*

Brief Description: *Special use permit for 12,000 SF storage building for boat and RV storage and 60 x 80 gravel yard on 200 acre parcel at 4135 CR 17 in the Town of Gorham.*

<https://ontariocountyny.gov/DocumentCenter/View/34057/53-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34058/53-2022-site-plan>

According to OnCor, the entire parcel and all adjacent lands are in OC Agricultural District #1. The NWI includes small scattered potential wetland areas in the eastern half of the site. There are a few small areas of steep slope within wooded area in center of site. There are no floodplains.

Access to the proposed building will be from an existing field access road. The proposed project also includes a 280' infiltration trench.

Comments

1. Will gravel yard be used for outdoor storage?
2. Are drainage calculations available to document sufficiency of proposed infiltration trench?
3. Will project include on-site landscape buffer?

OCSWCD Comments

1. Poorly drainage soils are present.
2. Consider existing tile drainage that may be impacted.
3. Will 4 inch tile be run underground until daylighting in swale or pond/wetland area?
4. No detail provided regarding drainage swale.

54 -2022 Town of Gorham Zoning Board of Appeals Class: AR 2
 Type: *Area Variance*

Applicant: *James Fahy Design Associates*

Property Owner: *Amy Costanzo*

Tax Map Parcel #: *141.07-1-19.000*

Brief Description: *Area variance for demolition of existing cottage and construction of replacement home and attached garage at 4620 Lake Drive in the Town of Gorham. Variances required for 17' lake setback when 30' is required and 8.5' and 9.5' north and south side setbacks when 15' is required.*

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 Plans need to be submitted to this office for review and a renovation permit will be required.

55 -2022 Town of Canandaigua Planning Board
 Type: *Site Plan*

Class: *1*

Applicant: *Marks Engineering*

Property Owner: *Procutters Landscape Inc*

Tax Map Parcel #: *84.00-1-17.111*

Brief Description: *Site plan for 5,200 SF building and parking area for landscaping contractor and equipment, gravel drive and parking, landscape materials storage bunks, and composting area at northwest corner of CR 46 and CR 10 in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/34059/55-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34060/55-2022-CR-10-2970-2022-03-18-Site-Plan-onl>

The 11 acre project site has frontage on both CR 46 and CR 10. Access to be from CR 46. There is a stormwater management facility proposed along the CR 46 frontage that outlets to an existing drainage ditch/floodplain along the road. The stormwater piping has been sized to convey the 10 year storm design

flow. The contractor's office will be connected to a septic system located on the eastern portion of the lot. The landscape plan shows 9 crab apple trees along the CR 46 frontage. Building and parking area lighting fixtures will be dark sky compliant.

The phase 1 development includes 15 trailer parking spaces, 72 vehicle parking spaces, and 2,700 lf of gravel driveway. There will be 31,000 SF of outdoor storage in Phase 1. Future phase 2 to include another 5,000 SF retail building, and 100,000 SF of plant nursery and retail materials storage. Phase 2 would require rezoning a portion of the property.

The property is zoned Industrial. Adjacent land use include large scale solar facilities to the east and west, a NYSEG electric substation and residence to the south and vacant land zoned for Industrial and Mixed Use to the north.

The site drains west to the Canandaigua Outlet.

Ontario County Real Property Tax Service has confirmed filing of subdivision shown on site plan on 9/13/21. Corner lot 84.00-1-45.1 is 2.2 acres. Development site 84.00-1-45.2 is 11 acres.

Comments

1. What is the date of the FEMA map referenced? If not already done, the applicant should consult the draft revised FEMA floodplain maps.
2. Has the referring body reviewed a concept plan for full site development to ensure an appropriate arrangement of all site facilities.? It seems likely and desirable that future retail operations will occur in the Phase 1 contractor building to attract retail customers and allow outdoor plant display to enhance the streetscape.
3. The applicant should review the draft revised floodplain extend available as an OnCor layer to ensure proposed business operations will be feasible if the draft maps are finalized, likely not till 2023/24.

OCSWCD Comments

Septic Comments:

- 1- very poorly drained soils.
- 2- FEMA and federal wetlands present.
- 3- locking septic tank and pump station covers if at grade.
- 4- deep hole data to 72" not included.
- 5- groundwater, minerals, mottling observed?
- 6- show deep hole and percolation test locations.
- 7- raised system should be reviewed by NYSDOH

Additional Comments:

1. Drainage swale noted on plans along CR 46 is regulated class C stream
2. Portions of proposed project are located within wetland check zone.
3. Permit will be required for driveway culvert.
4. Consider moving stormwater management facility upslope, away from class C stream
5. Current plans involve creating a berm across the stream, this action requires review by DEC permitting staff and Army Corp of Engineers.
6. Silt fence should be installed so as to prevent sediment from entering stream, extend silt fence along southern boundary.
7. Silt fence needed in area of septic system installation

Comments

1. Will project involve removal of vegetation?
2. How will stormwater from proposed buildings be managed?

OCSWCD Comments

1. Additional information needed regarding site clearing and grading for structures.
2. Will impervious surface be increased to incorporate new buildings?
3. Stormwater management for additional impervious surface recommended

59 -2022 Town of West Bloomfield Planning Board

Class: 1

Type: *Special Use Permit*

Related Referrals: 33-2022 and 34-2022

Applicant: *Spallina Materials*

Property Owner: *James Polvino*

Tax Map Parcel #: 66.00-1-23.000

Brief Description: *Special use permit for mining excavation on leased portion of 50 acre property adjacent to existing Spallina Materials mine at 8222 CR 5/US 20 in the Town of West Bloomfield.*

<https://ontariocountyny.gov/DocumentCenter/View/33606/33-34-2022-aerial>

CPB previously reviewed referrals 33-2022 and 34-2022 for site setback variances on the existing and leased mine site in March 2022. The following summarizes relevant comments from the previous referral.

March 2022 Comments

1. Does the Reclamation Plan re-establish a vegetated buffer areas between the two properties?
2. Town should update variance application form to direct applicants to provide evidence rated to differing criteria for granting area and use variances as outlined in Town code 140-153 and NYS Statute.
3. The Town Board may want to amend 140-151 regarding special permits and 140-153 regarding variances to require submission of site plan as part of special permit and variance applications.
4. The Town Board should amend its zoning code and/or map to use same district name for industrial district and applicable regulations. The district name, map, and purpose regulations should also clearly indicate whether the district is a general industrial or light industrial district.

March 2022 CRC Comments

1. Will topsoil be stockpiled for use to return mined land to useable condition?
2. What portion of the shared property line is in the leased area? The referring board should consider restricting area variance to area along shared property line within leased property.
3. How does the mine owner/operator provide financial surety to guarantee reclamation of leased land

60 - 2022 Town of Geneva Town Board

Class: 2

Type: *Text Amendment*

Applicant: *Town of Geneva*

Brief Description: *Text amendment to allow outdoor music in the Agricultural District and Lakeview Overlay in the Town of Geneva.*

The existing definition of Agricultural Commerce focuses on accessory farm uses that provide products or

services used in agricultural production. The Town of Geneva code also includes the term Agricultural Tourism which focuses on accessory farm uses which bring together tourism and agriculture for the education and enjoyment of the public. The existing use regulations of the Town of Geneva Agricultural District allow both accessory Agricultural Commerce and Agricultural Tourism uses with site plan review.

The Lakeview Overlay is applied in portions of Agricultural, R-1 Suburban Residential, and R-2 Rural Residential districts along SR 14 overlooking Seneca Lake. The Lakeview Overlay allows both Agricultural Commerce and Agricultural Tourism uses as farm accessory uses with site plan review and allows Agricultural Tourism and event facilities that are not accessory to a farm operation with a special use permit.

The Lakeview Overlay prohibits noise from amplified music or other activities to exceed 75 decibels at the property line.

Comments

1. Referring board may want to consider amending the definition of Agricultural Tourism rather than the definition of Agricultural Commerce, however, this would also allow outdoor music (subject to maximum 75 decibels at the property line) associated with non-farm retail and wholesale businesses not only in the Town of Geneva Agricultural Zoning District, but also in portions of the R-1 and R-2 districts in the Lakeview Overlay District.
2. The proposed amendment would allow outdoor music as an accessory use anywhere in the Town of Geneva Agricultural Zoning District. Are any standards, such as those found in the Lakeview Overlay district, needed to protect residents of agricultural areas from the impact of newly allowed event and outdoor music commercial activities?

61 -2022 Town of Geneva Zoning Board of Appeals Class: 1

Type: *Area Variance*

Applicant: *Thomas & Patricia Klementowski*

Property Owner: *same*

Tax Map Parcel #: *161.20-1-2.100*

Brief Description: *Area variance to allow replacement of existing shed with 1,320 SF garage situated a similar 8' from the Northern Suffolk property line when 10' is required at 5263 North Kashong Point in the Town of Geneva.*

<https://ontariocountyny.gov/DocumentCenter/View/34063/61-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34064/61-2022-site-plan>

OCSWCD Comment – Consider stormwater management practice for roof gutter runoff.

62 -2022 Town of Farmington Town Board Class: 2

Type: *Map Amendment*

Related Referrals: *57-2019*

Applicant: *Town of Farmington*

Property Owner: *Farmington Center LLC*

Representative: *Costich Engineers*

Tax Map Parcel #: 29,99-01-39; 20.00-01-40; 29.00-01-41.1

Brief Description: *Map amendment to rezone 3 parcels with 18 acres from GB General Business to IZ Incentive Zoning to accommodate additional development at Tops Plaza/Farmington Market Center at 6179 SR 96 in the Town of Farmington.*

<https://ontariocountyny.gov/DocumentCenter/View/34066/62-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34067/62-2022-concept-plan>

These 3 properties were previously referred as 57-2019 for an Incentive Zoning map amendment in March 2019. At that time the SR 96 endpoint of the SR 96/SR 332 through road via Mercier Boulevard was proposed at the eastern end of the subject property. At this time, the SR 96 endpoint of the through road is anticipated as part of development of the adjacent property to the east.

The three properties are currently zoned General Business and developed with a Tops grocery store and extensive parking. There is no stormwater management pond connected to the existing stormwater system. In the General Business district, office, service and retail uses excluding fast-food and drive-in restaurants are permitted uses. Shopping plazas, fast-food restaurants and those with drive-in, and motor vehicle gasoline stations, sales and service are allowed in the General Business District with a special use permit. The proposed development/redevelopment activities will disturb 15.7 acres of the 18.3 acre site. The proposed building coverage is 11 percent, less than the 34 percent allowed by code. The project area, and other lands to the south and west of SR 96/SR 332 and north of Mercier Boulevard and west of Mertensia Road are within the Community Center/Mixed use category on the 2011 Comprehensive Plan Future Land Use Map. The project area is also in the Major Thoroughfare Overlay Districts.

The incentive zoning concept plan proposes 30' front setbacks from the access road when 50' is required and 60' from SR 96 when 100' is required, though required SR 96 setback may have changed. The plan proposes 417 parking spaces when 396 would be required, including 35 land banked parking spaces. The concept plan proposes fewer parking spaces than code requires for the supermarket and more spaces than required for the retail expansion and bank use. The concept plan does not indicate provided setbacks to the leased boundaries of frontage uses?

Dominant soils are Ovid silt loam with the following soil characteristics:

Prime Farmland if drained

Permeability: moderately high

Erodibility: high

Hydrological Group C/D

Partially Hydric

Somewhat poorly drained

Depth to Water Table 36"

The applicant is currently offering the following incentives:

1. Financial contribution for extension of Mercier Boulevard
2. Financial contribution for pedestrian signal at new Mercier Boulevard/SR 96 intersection
3. Financial contribution for the installation of 18 off-site street lights
4. Financial contribution to the Beaver Creek Sanitary Sewer Force Main project
5. Installation of the final leg of the pedestrian signal and crosswalk at SR 96 and Mertensia Road
6. Installation of sidewalk connection from on-site sidewalk on the east side of Mertensia Road south to the intersection of Creek View Road

The applicant is currently requesting the following incentives:

1. Relief from dimensional requirements of the MTOD regulations including
 - a. Reduce 50' setback from access road
 - b. Reduce 150' corner clearance from Mercier Boulevard for CNB

- c. Reduce interna driveway corner clearance requirements from 75'
2. No need for special use permits for Tops fuel kiosk, Mavis Tire, and 2 tenant fastfood restaurant with drive-thru
3. No need for 40,000 minimum lot size
4. Reduce internal lot line setbacks – lots 4,5,&6 to have depth of less than 200', lot 2 (plaza) to have zero front setback
5. No need for area variance for spacing of motor vehicle stations (Tops Fuel Kiosk and Mavis Tire) within 1,500' of Bryne Dairy
6. Reduce bank letter stacking requirements from 10 per teller lane or ATM
7. Parking requirements based on Uniform Building Code and relief from parking requirements for individual lots based on reciprocal parking, access, and utility easement.

The applicant's Incentive Zoning Intent letter also outlines vehicle and pedestrian circulation improvements that must be included in the proposed site plan and on-site street lights, benches and trash receptacles to be provided along SR 96 frontage.

Comments

1. The Town Board should ensure any building and parking coverage allowed reserves sufficient space for stormwater management and landscaping. The Town Board should consider identifying minimum open space requirements or maximum parking or impervious surface coverages.
2. The Town Board may also want to identify green infrastructure practices necessary to minimize impacts of stormwater quality and quantity to nearby Beaver Creek.
3. Will the proposed IZ allow fast food restaurants as a permitted use?
4. Will parking/stacking be sufficient if frontage lots with drive-thrus are developed with fast food uses?
5. How do the likely setbacks from the lease lines compare to required setbacks of the GB district?
6. As identified in plans and zoning for "Town Center" locations in other communities, to create a walkable pedestrian character it is desirable to encourage multi-story buildings, 4-6 'of landscaped area between the road and sidewalk, and to locate parking to the rear or side of buildings and screen parking from the sidewalk. To create a desirable pedestrian environment, it is also important to provide pedestrian scale lighting (12'-14' poles) and features of visual interest such as 30 to 60 % window transparency of adjacent buildings or pedestrian routes with landscaping on both sides. Pedestrian oriented development should provide not only pedestrian circulation along edge roadways, but also along site driveways and through parking areas to connect individual building entrances to the public sidewalk through landscaped parking medians and islands or along drainage swales. Typical pedestrian friendly design guidelines require landscaped islands or medians for every 20 to 40 spaces. See T. Canandaigua Feb. 15, 2019 draft Uptown Study and recently adopted comprehensive zoning code updates in the Town of Geneva and the Villages of Shortsville and Clifton Springs.
7. Should the incentive list include an advertising sign listing multiple site users?
8. The Town Board may want to consider inclusion of an amenity line item to fund site features such as light pole banners; enhanced internal signs; and enhanced bike racks, bus shelter, and other furnishings to help brand the area.
9. The Town Board should explore opportunities for a direct pedestrian and bicycle only connection across

historical diorama of the Village of Naples; and relocating electric service to comply with public utility standards.

OCSWCD Comments

1. Roof water runoff from addition and existing building should be diverted away from proposed septic.
2. Erosion and sediment control not shown for construction.

65 -2022 Town of West Bloomfield Planning Board Class:1
 Type: Special use permit

Related Referrals: 42-2022

Applicant: *Bell Atlantic*

Property Owner: *Gary Evans*

Representative: *Nixon-Peabody*

Tax Map Parcel #: *52.00-1-19.000*

Brief Description: *Special use permit for construction of telecommunications tower at 2000 Strong Road in the Town of West Bloomfield.*

<https://ontariocountyny.gov/DocumentCenter/View/33618/42-2022-aerial>

https://ontariocountyny.gov/DocumentCenter/View/33619/42-2022-Ionia_single-page-site-plan-pZDs_rev0_20211203-map

This project was previously referred as # 42-2022 in March for a height variance. The project description is from the March minutes and is followed by summary of Exhibits related to the special use permit, and finally previous and new comments.

Application materials indicate the leased area is 242’ to Dolomite owned property to the west, 381’ to property to the east, and 2,700’ to property to the north. The tower is 304’ from closest property line. There are no airports within 5 miles of the tower site, and no FAA registration required.

The proposed tower height is intended to accommodate space for 3 additional carriers. The Town zoning code requires new towers to accommodate at least 2 carriers. The property owner will receive additional rental payment if other carriers locate equipment on the tower.

The proposed project will include a 1,770 lf 12’ wide gravel driveway along an existing 8’ dirt farm road with access from Strong Road. To comply with the NYSDEC SPDES Storm Water Permit, the project will include 5 stormwater management areas. The 100’x100’ leased area will be surrounded by a 6’ fence including the tower, 4’x11.5’ concrete slab for equipment cabinets, and 4’x8’ concrete pad for generator. The access road and transformer will be located outside the fenced/leased area.

SEQR documentation indicates the project will disturb 2 acres of the 79-acre property removing 1.6 acres of forest and creating .57 acres of impervious area. The EAF indicates one-quarter of the property has slopes of greater than 15 percent and portions of the property are in Ontario and Monroe County agricultural districts. There are 59 acres of forest and 18 acres of meadow with neither currently used in agriculture, through 31 acres are highly productive soils. The EAF also indicates the site is home to a locally unique geologic feature known as Hopper Hills. The property includes a .29 acre federally regulated wetland and a class C stream. The stream is tributary to Great Brook which is an impaired waterbody as defined by NYS due to nutrients, low dissolved

oxygen, and silt and sediment that impair recreation use and use by aquatic life. The project is over or adjacent to a principal aquifer and .03 miles to historic barns on adjacent properties

The EAF appendix B includes a Visual EAF Addendum which characterizes the site as not visible from parks or site listed on the State or National Historic Register. The tower is visible from County Road 14 which is .3 miles from the project site and CRs 38 and 39 extending from .5 to 1.5 miles from the project site. The project site is also within .3 to .9 miles of SR 64 and visible from local roads: Strong Road, Bennett Road, and Cox Road. The annual number of likely viewers, primarily from area roadways but also area homes and workplaces, is estimated at 52,560.

The visual character of the area within 1 mile of the project site is characterized as primarily undeveloped with flat and hilly agricultural and forest land and some commercial use. There are other visually similar projects within 3 miles.

Exhibits C, E, F, and G of information included with the site plan and variance referral (#42-2022 in March 2022), include information on the tower compliance with the special use permit requirements of Town Code 140-109.B (3) (a).

Town Code requires that proposed tower is designed for at least 3 providers. The site plan indicates tower locations for 4 providers.

Exhibit E evaluates coverage and capacity in the geographic area to be serviced by the proposed tower. The analysis indicates existing area towers in East and West Bloomfield, Lima and Victor are challenged to provide coverage in this area due to terrain, foliage, and distance. The analysis also indicates these towers nearing or exceeding user needed capacity and that the proposed tower will reduce coverage gaps in the Town of Mendon and improve service in portions of East and West Bloomfield, Victor, Lima, and Mendon.

In Exhibit F the applicant identified 4 potential sites for tower constructions. Only the proposed site provides a technologically feasible site with a buildable location acceptable to both parties and mutually agreeable lease terms.

In Exhibit G the application provided visual simulations of views to the proposed tower from 4 locations within ½ mile of the tower site including sites on SR 64, Elton Road, and 2 on Strong Road.

March 2022 Comments

1. Will the tower be visible from Mendon Foundation owned open space? The Foundation owns property within 500' of the project site (131.03-1-2.22) identified in Exhibit J the Agricultural Data Statement. The Foundation website indicates the view from higher elevations of the Sibleyville Nature Reserve extend 30 miles to the south.
2. Vacant area within fenced area appears insufficient to house necessary equipment for 3 additional carriers.
3. The site plan should include a directional arrow.

March 2022 OCSWCD Comments

1. Consider diverting stormwater from upper portion of access road/ old trail to stormwater management facility.
2. Silt fence should be sloped upslope at ends.
3. Extend silt fence around area of disturbance at the cell tower pad.

4. See updated New York Standards for concrete truck washout design.
5. Topsoil stockpile location not identified.

March CPB Comments

Any required tower lighting should accommodate the dark sky needs of the amateur astronomical observatory in Ionia.

April 2022 Comments

1. Exhibit G the visual analysis does not evaluate cumulative impact of propose facility and other existing and foreseeable towers nor an analysis of alternative designs and colors as required by Town Code 140-109.B (3) (a).

66 -2022 Town of Manchester Planning Board Class: 1
 Type: *Site Plan*

Applicant: *Luke Nobolt*

Tax Map Parcel #: *32.00-1-65.100*

Brief Description: *Site plan for 2,000 SF building expansion at 4330 SR 96 in the Town of Manchester.*

<https://ontariocountyny.gov/DocumentCenter/View/34071/66-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34072/66-2022>

The project site is 1.9 acres. The project includes replacement of the septic system. The site has an existing building with an access off Kyte Road. No existing or proposed access off SR 96.

Comment A SWPPP is required if the area of disturbance is 1 acre or greater.

OCSWCD Comments

- 1- Plan says replacement system, if so, what becomes of the old system?
- 2- Be sure soil temperature was > 32°f during soil investigation.
- 3- What is soil data > 48” to 72”?
- 4- Is there bedrock present?
- 5- Should Plan reference to NYSDOH regulations, refer to NYSDEC design standards?

67 -2022 Village of Manchester Planning Board Class: 1
 Type: *Site Plan*

Applicant: *George Aldrich*

Representative: *RJ Landscaping*

Tax Map Parcel #: *32.14-1-50.00*

Brief Description: *Site plan for addition of 240 SF open pavilion, fire pit and related gravel walkways, landscaping, and fencing at Reinvention Brewing at 9 North Main Street in the Village of Manchester.*

<https://ontariocountyny.gov/DocumentCenter/View/34073/67-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34074/67-2022-site-plan>

<https://ontariocountyny.gov/DocumentCenter/View/34075/67-2022-survey>

OCSWCD Comment Consider landscape feature to manage roof water runoff

68 -2022 Village of Manchester Planning Board Class: 1
 Type: *Site Plan*

Applicant: *Martha Yudicky*

Property Owner: *same*

Representative: *Richard Krpt, Identify Design PLLC*

Tax Map Parcel #: *32.13-2-49.000*

Brief Description: *Site plan for interior and exterior renovations and addition of enclosed dumpster area to repurpose existing commercial building for a liquor store at 20 S. Main Street in the Village of Manchester.*

<https://ontariocountyny.gov/DocumentCenter/View/34076/68-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34077/68-2022>

Comment The Village Center Design Principles of the Comprehensive Plan recommend retention of original size of openings when repairing or replacing windows, doors, or storefronts and requiring 50 to 60 percent transparency for first floor spaces.

69 -2022 Town of Farmington Planning Board Class: 1
 Type: *Subdivision*

Applicant: *O&L Realty LLC*

Property Owner: *O&L Realty & Farmbrook Homes Association*

Tax Map Parcel #: *41.12-5-1 to 41.12-5-46 & 41.12-5-97.000*

Brief Description: *Re-subdivision of 46 existing residential lots in the undeveloped section of Farmbrook and 1 lot owned by the Farmbrook Homeowners Association to accommodate 46 homes and a stormwater management pond to address increased run-off from remaining 71 undeveloped lots in the Farmbrook subdivision in the Town of Farmington.*

<https://ontariocountyny.gov/DocumentCenter/View/34079/69-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34078/69-202-subdivision>

According to the EAF, the Farmbrook Subdivision was initially approved in 1979 creating over 200 residential lots. Undeveloped lots include 25 lots along Meadowbrook Lane and the 46 lots along Alfalfa Crescent proposed for re-subdivision to make room for a stormwater management pond. The 1 acre pond will hold .62 million gallons with a depth of 2'. The proposed subdivision will disturb approximately 20 of the 24.6 acres involved in Phase 7A and section 2 of Phase 7B and result in approximately 7.6 new acres of impervious surface. Following development, 2.9 acres of meadow/brushlands will remain along with 13 acres of lawn. The EAF also identifies 1.2 acres of nearby Federal wetlands and class C tributary to Beaver Creek.

The proposed subdivision includes 6.9 acres owned by the Farmbrook Homeowners Association (HOA). Following the re-subdivision, the original HOA parcel will be reduced to 4.8 acres and the HOA will own 2.9 acres developed with a stormwater management pond to serve the re-subdivided lots along both sides of Alfalfa Crescent and in Phase 7B section 2 along Meadowbrook Drive.

Homes are expected to be developed in 3 phases over 3 years. Proposed lot sizes range from 7,275 to 13,200 SF.

may want to clarify which adjacent parcels are under joint ownership and the applicant about plans for adjacent parcel(s).

73 -2022 Town of Hopewell Planning Board Class: 1

Type: *Site Plan*

Applicant: *Phil Bassage*

Property Owner: *same*

Representative: *McCormick Engineering*

Tax Map Parcel #: *99.00-2-1.210*

Brief Description: *Site plan for 6,750 SF gravel parking area expansion to provide additional parking for vehicles to be serviced at 3942 SR 5/US 20 in the Town of Hopewell.*

<https://ontariocountyny.gov/DocumentCenter/View/34081/73-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34082/73-2022siteplan>

The project site is 3.1 acres. The proposed parking would disturbance .15 acres to accommodate an additional 15 parking spaces and second drive aisle along the east side of existing parking area.

Property and adjacent residential use to east are in the C-2 Low Intensity Commercial district.

Comments

1. Existing buffer landscaping is on the adjacent residential property. In accordance with the special use permit requirements outlined in Town code section 806, on-site screening and landscaping are required, however, there are no guidelines for such landscaping in 806 or in Article X. The referring body may want to require on-site landscaping/fbuffering as part of this special use permit.
2. Town Code section 806 also requires that any unlicensed vehicle stored on-site must be screened from view

74 -2022 Town of Hopewell Planning Board Class: 1

Type: *Site Plan*

Related Referrals: *75-2022*

Applicant: *Jay Ladue*

Property Owner: *Jon Bagley*

Representative: *Marks Engineering*

Tax Map Parcel #: *72.00-1-34.100*

Brief Description: *Site plan and subdivision for 5 lot subdivision of 25 acre parcel at southwest corner of CR 4 and Freshour Road in the Town of Hopewell.*

<https://ontariocountyny.gov/DocumentCenter/View/34083/742022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/34084/74-2022-site--utility-plan>

<https://ontariocountyny.gov/DocumentCenter/View/34085/74-2022-subdivision>

The proposed subdivision creates three 1.5 acres residential lots with 167’ of frontage along the west side of Freshour Road and one 2 acre corner lot with 238’ of frontage on Freshour Road and 317’ of frontage on CR 4

that is proposed to be accessed from Freshour Road.. The 19 acre remainder lot indicates 17.6 acres of preserved agricultural land including lands east and west of Freshour Creek, however, there is no indication of the geographic extent of the preserved land. The remainder lot include 60' of frontage on Freshour Road at the south end of the parent parcel and a proposed home site with a driveway off CR 4. The stream corridor and southern and western property boundaries are wooded.

According to OnCor, the property and all surrounding properties are in OC Agricultural District #1. The parcel is not constrained by floodplains, wetlands, or steep slopes.

The proposed subdivision is in the Town of Hopewell Agricultural Zoning District which only allow development of 30% of prime farmlands.

Comments

1. The deed restricted agricultural conservation area should be indicated on the subdivision map.
2. How will the applicant ensure the preserved agricultural land is available for agriculture?
3. The preserved agricultural area east of the creek is likely too small and too prone to conflicts with development for viable agricultural use.
4. How will the agricultural operators access preserved agricultural lands west of the creek?
5. The referring body may want to require that all development lots be located east of Freshour Creek and a separate agriculture preservation remainder lot that can be sold and used for agriculture, encompassing land west of the creek.
6. How does the proposed subdivision meet the buffer requirements of Hopewell Town Code Section 504 B.7 between proposed development lots and the agricultural preservation area?
7. Does the proposed driveway for the house on the remainder lot align with the existing residential use on the north side of CR 4?
8. Is the proposed driveway location for the corner lot far enough from the intersection?
9. The referring body may want to require side by side driveways to minimize the impact of residential driveways on safety and capacity of Freshour Road.

OCSWCD Comments

- 1- All disturbed areas must be stabilized within 7 days
- 2- Additional row of silt fence should be considered when clearing and grading occurs near class C stream.
- 3- Consider permanent individual stormwater management practices for each lot.

Septic Comment: Alternative systems for new construction require NYSDOH review..

75- 2022 Town of Hopewell Planning Board Class: 1
 Type: *Subdivision*

Related Referrals: 74-2022

Applicant: *Jay Ladue*

Property Owner: *Jon Bagley*

Representative: *Marks Engineering*

Tax Map Parcel #: 72.00-1-34.100

Brief Description: *Site plan and subdivision for 5 lot subdivision at southwest corner of CR 4 and Freshour Road in the Town of Hopewell.*

See information at 74-2022

76 - 2022 Town of East Bloomfield Planning Board Class: 1 Late referral
Type: Site Plan

Related Referrals: 77-2022

Applicant: Groundwater, LLC

Property Owner: same

Representative: Joe Testa

Tax Map Parcel #: 81.00-1-36.000

Brief Description: Site plan and area variance for demolition and replacement of Groundwater, LLC at 6540 SR 5/US 20 in the Town of West Bloomfield.

<https://ontariocountyny.gov/DocumentCenter/View/34086/76-77-2022-site-plan--aerial>

The project site is 3 acres The project involves demolition of existing 1,944 SF building, removal of a storage container, and replacement with 3,744 SF building and will disturb less than 1 acre.

The proposed building setback is 68' when 75' is required. Fill would be required to locate the building at the required setback.

77 - 2022 Town of East Bloomfield Zoning Board of Appeals Class: 1 Late Referral
Type: Area Variance

Related Referrals: 75-2022

Applicant: Groundwater LLC

Property Owner: same

Representative: Joe Testa

Tax Map Parcel #: 81.00-1-36.000

Brief Description: Site plan and area variance for demolition and replacement of Groundwater, LLC at 6540 SR 5/US 20 in the Town of West Bloomfield.

See information at 76-2022.