

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the: **Coordinated Review Committee Meeting – November 9, 2021 at 3:30pm –**
County Planning Board Meeting –November 10, 2021 at 7:00pm [Hybrid Meeting Click Join Meeting hyperlink below](#)
 Telephone: 585-396-4455

Referral No	Municipality	Referring Board	Applicant	Application Type	Class	Page
213 - 2021	Town of South Bristol	Zoning Board of Appeals	Troser Management Inc	Area Variance	AR 2	2
214 - 2021	Town of West Bloomfield	Town Board	Town of West Bloomfield	Local Law	Exempt	3
215 - 2021	Town of Victor	Planning Board	Pet Pride of NY Inc	Site Plan	1	
216 - 2021	Town of Victor	Planning Board	FX Net Lease Holdings LLC	Subdivision	1	4
217 - 2021	Town of Canandaigua	Planning Board	Marks Engineering	Site Plan	1	
218 - 2021	Town of Farmington	Planning Board	Merlin Estate, Vivian J.	Subdivision	1	5
219 - 2021	Town of Geneva	Zoning Board of Appeals	DeFelice, Ralph	Area Variance	Exempt	
220 - 2021	Town of Geneva	Planning Board	Iverson, Chris	Subdivision	1	6
221 - 2021	Town of Victor	Zoning Board of Appeals	Boglioli Esq, James A.	Area Variance	1	7
222 - 2021	Village of Clifton Springs	Village Board	Village of Clifton Springs	Text Amendment	2	
223 - 2021	Town of Manchester	Planning Board	The Church of Jesus Christs of the Latte	Sign Permit	AR 1	
224 - 2021	Town of Manchester	Planning Board	Steven Gardner	Site Plan	1	8
224.1 - 2021	Town of Manchester	Planning Board	Steven Gardner	Sign Permit	1	
224.2 - 2021	Town of Manchester	Zoning Board of Appeals	Steven Gardner	Use Variance	2	
225 - 2021	Town of Hopewell	Planning Board	Brightman, Carter	Site Plan	1	9
226 - 2021	Town of Victor	Planning Board	Delta Sonic Car Wash Systems	Area Variance	1 Late referral	
226.1 - 2021	Town of Victor	Planning Board	Delta Sonic Car Wash Systems	Special Use Permit	1 Late referral	10
227-2021	Town of Victor	Town Board	Town Board	Map Amendment	2	11
227.1-2021	Town of Victor	Town Board	Town Board	Text Amendment	2	

Linda Phillips is inviting you to a scheduled Webex meeting.

Wednesday, November 10, 2021

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=m6baacedf23549f9a4fe439aea6a90476>

Join by meeting number

Meeting number (access code): 2344 473 8741

Meeting password: 7mJWhFH32yu

Tap to join from a mobile device (attendees only)

[+1-408-418-9388,,23444738741##](tel:+1-408-418-9388,,23444738741##) United States Toll

Join by phone

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

Join from a video system or application

Dial [23444738741@ontariocountyny.webex.com](tel:23444738741@ontariocountyny.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <https://help.webex.com>

213 - 2021	Town of South Bristol Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant & owner:	Troser Management Inc	
Representative:	Timber Frames Inc.	
Tax Map No(s):	167.00-1-51.111	
Brief Description:	Area variance for 45 SF new sign at Bristol Mountain, 5662 SR 64 when the Town of South Bristol allows 32 SF.	

Policy AR-7: Signs

The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified SR 64 as a primary travel corridor for tourists visiting Ontario County: The intent is to protect the character of development along these corridors by encouraging local boards to adhere to their adopted laws as much as possible.

A. All applications for signs located on property adjoining primary travel corridors that do not comply with local limits on size and/or number.

Final classification: Class 2**Findings:**

1. The proposed sign is on land within 500' of a corridor identified by the Board as being a primary travel corridor for tourists visiting Ontario County.
2. Protection of the community character along these corridors is an issue of countywide importance.
3. Local legislators have standards for signage that allows for business identification sufficient to safely direct customers onto the specified site.
4. It is the position of this Board that the proposed signage is excessive.
5. Excessive signage has a negative impact on community character.

Final Recommendation – Denial**Comments**

1. The referring board should grant the minimum variance necessary to allow identification of the business and its products.
2. What are the letter heights on the proposed sign? As outlined on this sign company website, 3" letters have high visibility at 30' and are readable at 100'. Based on the information provided it is estimated letter heights are 8" to 10" which are readable at 350' to 450' and the sign company characterizes as having high impact at 80' to 100'. <https://www.signazon.com/help-center/sign-letter-height-visibility-chart.aspx>.

214 - 2021	Town of West Bloomfield Town Board	Class: Exempt
Referral Type:	Local Law	
Applicant:	Town of West Bloomfield	
Brief Description:	Local law for the Town of West Bloomfield to opt-out of licensing and establishing cannabis retail dispensaries and/or cannabis on-site consumption establishments within its boundaries.	

215 - 2021	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant & owner:	Pet Pride of NY Inc	
Tax Map No(s):	15.01-1-60.100	
Brief Description:	Site plan and special use permit for 3,100 SF addition to existing Pet Pride facility at 7731 SR 251 in the Town of Victor. https://ontariocountyny.gov/DocumentCenter/View/31775/215-2021-aerial https://ontariocountyny.gov/DocumentCenter/View/31776/215-2021-site-plan-pet-pride	

The addition will be located southeast of the existing 1,349 SF cat shelter, authorized as a Business occupancy in a Residential B zoning district by special use permit in 1998. The addition will disturb .6 acres of the 14.9 acre site and include a surgical suite. Site modifications will include 9 additional parking spaces on the east side of the driveway and an emergency vehicle turnaround at a passenger vehicle loop at the end of the driveway extension near the east end of the addition. The addition will be 47' feet from the closest property line when the required side setback is 15'. The applicant has requested removal of 35' of vegetation in the 1,000' forever wild area established at the time of initial special use permit to accommodate construction activities and avoid damage to the addition roof from overhanging branches.

Comments

1. What is the width of the passenger vehicle loop to the east of the addition?
2. What is the proposed slope of the areas along the western side and northern sides of the disturbed area? Natural looking slopes are typically 5:1 or less.

216 - 2021	Town of Victor Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant & owner:	FX Net Lease Holdings LLC	
Tax Map No(s):	6.00-1-62.100	
Brief Description:	Subdivision of 5.7 acre Wendy's parcel into 1.76 acre lot for existing restaurant and 3.87 acre development site at 7473 SR 96 southwest of its intersection with CR 42/Main Street Fishers in the Town of Victor. https://ontariocountyny.gov/DocumentCenter/View/31777/216-2021-subdivision-plan	

The lot for the existing 3,848 SF restaurant will conform to lot area, setback, greenspace, building coverage, and parking requirements. The 2 existing ponds along CR 42 and along the access drive to the use on the corner, the SR 96 frontage south of Wendy's, and the land behind Wendy's will be included in the future development lot. The existing lot has access and drainage easements with adjacent lots and the proposed subdivision will include access and drainage easements between the 2 created lots.

Comments

1. The existing access and drainage easements with adjacent properties may need to be updated to include both created parcels.
2. Existing and proposed drainage and access easements should be accompanied by maintenance agreements.
3. The subdivision plan notes indicate land banked parking for Wendy's but the location is not shown.

217 - 2021	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Marks Engineering	
Property Owner:	Finger Lakes Radio Group	
Tax Map No(s):	84.00-1-22.000	
Brief Description:	Site plan for 5,000 SF accessory storage building at Handyman Services 3060 CR 10 north of SR 5/US 20 in the Town of Canandaigua. https://ontariocountyny.gov/DocumentCenter/View/31779/217-2021-aerial https://ontariocountyny.gov/DocumentCenter/View/31778/217-2021-1-page-site-plan-County-Road-10-3060-2021-10-13-	

Existing primary use is a 1,791 SF building housing the business office of Handyman Services. Other site modifications include removal of existing septic system and replacement with structural fill under building, removal of stone parking area and installation of asphalt driveway connecting to Creekview Apartments, a curtain drain along the south side of the proposed building, a grass swale stormwater treatment, and retention area along the east end of the building area, and a berm at the southeast corner of the building. Area of disturbance is approximately 23,600 SF. The accessory storage building will house the businesses 9 trucks, 6 trailers, and landscaping and mowing equipment.

The Town Canandaigua code does not allow outdoor storage of construction equipment, materials, or debris nor fabrication and painting in the Community Commercial zoning district.

Comment

1. OnCor suggests the existing fence may be partially located on the adjacent property. The site plan details show a stockade fence detail. Any existing and proposed fencing should be shown on the site plan.

CLCSD Comment Plans are in our office for review and comment. Permit required for connection.

218 - 2021	Town of Farmington Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant & owner:	Merlin Estate, Vivian J.	
Tax Map No(s):	18.00-2-8.000	
Brief Description:	Subdivision of a 35 acre parcel into a 2 acre lot for existing farmstead and three 10-12 acre vacant lots on the south side of Rushmore Road in the Town of Farmington. https://ontariocountyny.gov/DocumentCenter/View/31780/218-2021-aerial https://ontariocountyny.gov/DocumentCenter/View/31781/218-2021-revised-subdivision	

Nearly all land in this quadrant of the Town of Farmington is in the OC Consolidated Agricultural District 1. The property is not constrained by wetlands or floodplains. There is a stream and pond on proposed lot 3 near the lot 4 boundary. There appears to be a drumlin with side slopes of 16 to 30 and 31 to 60 percent that straddles the proposed boundary line between lots 2 and 3.

Ontario Fine Sandy Loam 25-35% slope 9.4 acres

Not prime farmland

Permeability: moderately high **Erodibility:** medium

Hydrological Group C **Not Hydric**

Ontario Loam 3 - 8 % 7.7 acres

Prime Farmland

Permeability: moderately high **Erodibility:** medium

Hydrological Group C **Not Hydric**

Palmyra gravelly loam 3 - 8 % 4.3 acres

Prime Farmland

Permeability: high **Erodibility:** medium

Hydrological Group B **Not Hydric**

These soils are very or somewhat limited for development of septic systems and the Palmyra soils are somewhat limited for development of homes with basements.

Comments

1. A 100' to 200' vegetative buffer is desirable around residential uses in agricultural areas to protect the viability of agricultural lands and their operators by reducing complaints and conflicts related to noise, odors, and soil wind drift. Consider requiring retention of vegetative buffer to agricultural lands on the west side of Lot 2, the east side of Lot 4 and the south side of lots 2,3 and 4.
2. It appears the leased agricultural field is largely on proposed lot 3. Care should be taken to include access for agricultural equipment on lot 3 to facilitate continued agricultural use of this field if desired by future owner.

219 - 2021	Town of Geneva Zoning Board of Appeals	Class: Exempt
Referral Type:	Area Variance	
Applicant & owner:	DeFelice, Ralph	
Tax Map No(s):	161.20-1-5.100	
Brief Description:	Area variance for extension of 6' fence into the front (lakeside) yard of a home at 5283 North Kashong Point in the Town of Geneva to provide security and privacy.	

220 - 2021	Town of Geneva Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant & owner :	Iverson, Chris	
Representative:	BME Liftbridge Lane	
Tax Map No(s):	119.00-1-69.110	
Brief Description:	<p>Re-subdivision of phase 4 of Orchard Brook Park off Snell Road in the Town of Geneva. The proposed subdivision would increase the number of lots from 30 to 40 while retaining previously proposed road alignment and stormwater management facility location.</p> <p>https://ontariocountyny.gov/DocumentCenter/View/31782/220-2021-AERIAL https://ontariocountyny.gov/DocumentCenter/View/31793/220-2021-subdivision</p>	

A subdivision plat showing 30 lots was approved in 1998 and 12 of the proposed lots were filed with the Ontario County Clerk. The applicant's holdings encompass 35.2 acres. Phase 4 encompasses 28.1 acres. The proposed subdivision would disturb 19.2 acres.

The proposed clustered subdivision lots are 100' wide with over 13,700 SF when a minimum of 90' width and 10,000 SF is required. The subdivision will be serviced by public water and sewer infrastructure. The proposed stormwater management facility is designed to meet current NYSDEC and Town of Geneva requirements including 700' of French drain in a drainage easement within the disturbed area of the lots along the western and northern boundary and 330' of French drain in a drainage easement along the disturbed area of lots on the south side of Orchard Park Drive. Proposed slopes in this area are 3:1. These facilities and other piping connect to a stormwater management facility on an applicant owned lot to the east of the proposed development. The development is expected to retain the trees along the rear lot lines of homes on the east-west section of Apple Lane and Orchard Park Drive.

The landscape and lighting plan indicate 11 streetlights comparable to those in earlier phases along the outside of the Orchard Park Drive/Apple Lane loop and landscaping around the stormwater management facility.

Comments

1. Did the Town of Geneva accept for dedication the area identified as parkland on the approved 1998 subdivision? If yes, private stormwater management facilities may not be allowed.
2. Will the project be phased?
3. What is the acreage of trees to remain along the rear lot lines of homes on the east-west section of Apple Lane and Orchard Park Drive.
4. Will any sidewalks or walking trails be provided?
5. Who will be responsible for maintaining the stormwater management facilities? Will there be access easements to town for regular or emergency maintenance?
6. Are street light fixtures dark sky compliant white lights? What is the height of the lights?
7. Will any street trees be planted?
8. Will any of the units be affordable below market rate units?
9. Will any of the units be accessible, visitable, or otherwise designed to accommodate older adults and people with disabilities?
10. The municipal engineer should review stormwater calculations to ensure stormwater management facilities are appropriately sized to retain and treat stormwater as required.

OCSWCD Comments

1. Concrete truck washout detail not provided.
2. Wetland on eastern property boundary. Consider additional fencing and signage to delineate.
3. Additional silt fence needed on western side of project site.

4. Will all homes be constructed at one time? If project will be phased, consider O&M schedule for stormwater infrastructure on those lots that will remain undeveloped.

221 - 2021	Town of Victor Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Boglioli Esq, James A.	
Property Owner:	Patel, Dilip	
Tax Map No(s):	6.00-1-64.100	
Brief Description:	Area variance related to development of Delta Sonic Car Wash proposed for lot created in referral 216-2021 and subject to site plan and special use permit in referral 226-2021 and 226.1-2021 at 7474 SR 96 in the Town of Victor. Variance to allow operation of motor vehicle repair station on Sunday and until 9 pm on weeknights. https://ontariocountyny.gov/DocumentCenter/View/31784/221-2021-22-Z-2021-Delta-Sonic-aerial	

The applicant provided information of the operating hours of other nearby fast food and car wash businesses. The lot does not border residential uses or districts.

222 - 2021	Village of Clifton Springs Village Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Village of Clifton Springs	
Brief Description:	Local law to allow short-term rentals as special permit uses in the 3 residential districts in the Village of Clifton Springs subject to safety and insurance requirements, registration, and other standards. https://ontariocountyny.gov/DocumentCenter/View/31785/222-2021-clifton-str-zoning-law	

The proposed regulations establish a permit system good for 3 year with annual registration. The annual registration by December 1 requires proof of payment of any required occupancy tax, fire safety inspection within the last 12 months, and updating owner/operator contact information.

If complaint or CEO provides written documentation of permit violation, the Village Board is responsible for suspending or revoking short-term rental special use permit. Village Board also responsible for denial of annual registration if warranted.

Comments

1. Zoning permits run the land/use. In order to be able to terminate a short-term rental permit upon change of ownership, the short term regulations should be enacted based on non-zoning authority and located outside the zoning chapter of the code.
2. If the Village Board has previously delegated special use permit authority without limitation to the Planning Board, the Town Board must amend or rescind and re-adopt a local law retaining authority to revoke short term rental special use permit.
3. Section 2 allows short term rentals in Low Density, Village and Multi-family districts; Section 4 indicates they are permitted any building type in commercial zoning districts. This conflicting language should be clarified.
4. Section 4 120-40.28 A 1. A should use the term allowed, not permitted.

223 - 2021	Town of Manchester Planning Board	Class: AR 1
Referral Type:	Sign Permit	
Applicant:	The Church of Jesus Christs of the Latte	
Property Owner:	Hill Cumorah	
Representative:	Jakse=Barone, Sonia	
Tax Map No(s):	11.00-1-17.100	
Brief Description:	Proposed 90 SF sign at Hill Cumorah Visitor Center 603 SR 21 in the Town of Manchester.	

Town code allows maximum of 100 SF of signage based on 10% of 3,750 structure facing the street. Proposed sign is 90 SF.

Submitted materials indicate proposed 12" letters are visible from 300', easily readable at a distance of 120' and would have maximum impact at distance of 60'. Sign proposed to be located 30' from the ROW.

Policy AR-7B: Signage complying with local limits on size and number

The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified SR 96 as a primary travel corridor for tourists visiting Ontario County. The intent is to protect the character of development along primary travel corridors by encouraging local boards to adhere to their adopted laws as much as possible.

Final Classification: Class 1

Findings

1. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

Final Recommendation: The CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

224 - 2021	Town of Manchester Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Steven Gardner	
Tax Map No(s):	20.00-1-47.111	
Brief Description:	Site plan, use variance, and sign permit for 2,400 SF building on 22 acre lot for auto, truck, ATV sales at 1022 SR 21 in the Town of Manchester. https://ontariocountyny.gov/DocumentCenter/View/31812/224-2021-aerial	

The proposed auto sales display area would be adjacent to an existing building located approximately 430' west of SR 21 north of Hacket Road and the Thruway. The frontage is wooded and the building and proposed display area is likely not visible from SR 21. The proposed use would have a 10' high, 24 SF sign on SR 21 at the existing unpaved access point. The applicant owns a total of 74 contiguous acres.

Comments

1. The site plan should identify the access point and identify size and location of display area and indicate that no site disturbance is proposed.

224.1 - 2021	Town of Manchester Planning Board	Class: 1
Referral Type:	Sign Permit	
Applicant:	Steven Gardner	
Tax Map No(s):	20.00-1-47.111	
Brief Description:	Site plan, use variance, and sign permit for 2,400 SF building on 22 acre lot for auto, truck, ATV sales at 1022 SR 21 in the Town of Manchester.	

See information at 224-2021.

224.2 - 2021	Town of Manchester Zoning Board of Appeals	Class: 2
Referral Type:	Use Variance	
Applicant:	Steven Gardner	
Tax Map No(s):	20.00-1-47.111	
Brief Description:	Site plan, use variance, and sign permit for 2,400 SF building on 22 acre lot for auto, truck, ATV sales at 1022 SR 21 in the Town of Manchester.	

The provided financial information relates to the economic difficulties of the applicant and does not document economic hardship from inability to obtain a reasonable return on investment from uses permitted on the lot with

Agricultural zoning including residence/residential development, farm including forestry, and allowed special permit uses or sale of lot.

225 - 2021	Town of Hopewell Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Brightman, Carter	
Property Owner:	RTG Trailers LLC	
Representative:	Grove, William	
Tax Map No(s):	99.00-2-55.100	
Brief Description:	Site plan for change of use of 7 acre parcel with 4,285 SF building to portable restroom business at 3854 SR 5/US 20 at Freshour Road in the Town of Hopewell. https://ontariocountyny.gov/DocumentCenter/View/31787/225-2021-aerial https://ontariocountyny.gov/DocumentCenter/View/31788/225-2021-site-plan	

Property is located opposite the Finger Lakes Livestock Exchange.

Comments

1. Given existing available access point off Freshour Road, referring body should consider the opportunity to eliminate access connection to SR 5/US 20.

226 - 2021	Town of Victor Planning Board	Class: 1
Referral Type:	Area Variance	
Applicant:	Delta Sonic Car Wash Systems	
Property Owner:	Patel, Dilip	
Tax Map No(s):	6.00-1-64.100	
Brief Description:	Site plan and special use permit for Delta Sonic Car Wash on Royal Inn site and lot created in referral 216-2021. Site at 7474 SR 96 in the Town of Victor and subject to variance in referral 221-2021. https://ontariocountyny.gov/DocumentCenter/View/31789/226-2021-aerial https://ontariocountyny.gov/DocumentCenter/View/31788/225-2021-site-plan https://ontariocountyny.gov/DocumentCenter/View/31816/226-2021-10-18-Traffic-Impact-Study	

Site plan shows 13,914 Sf interior detail building along SR 96, a 10,257 SF exterior car wash building with a 3,185 SF prep hut located behind the existing Taco Bell, a 13,164 SF indoor vacuum building and outdoor vacuum area located behind the existing Wendy's, and related pavement, drainage, landscaping and lighting. The project is subject to the Route 96/251 Overlay district requirements and as a car wash requires a special use permit. The car wash will meet special use permit requirements related to separating from residential uses, traffic, appearance in harmony with surrounding areas, and provisions for oil and grit separator connected to building floor drains and proper disposal of degreasing solvents and waste oil even though the use is not proposed to provide oil change service. The use is not proposed to include sale of gasoline or a minimart.

The site plan indicates 4 stacking lanes with a capacity of 71 vehicles for the single lane wash building. Two lane access a pay station, and 2 lanes are for express customers. There are 2 stacking lanes with a capacity of 26 vehicles for the detail building. The site plan shows 43 parking spaces and 1 dumpster west of the car wash building, but no marked pedestrian connections for employees to walk safely from parking/dumpster area to other buildings. The 7 drying stations are an estimated 10-12' from the through driveway connecting SR 96 and CR 42.

The landscaping plan does not show any frontage landscaping along SR 96 or CR 42. The landscape plan shows plantings along the northern side of the driveway off SR 96, at the entrance to the wash stacking lanes, in the bioretention area between the stacking lanes and the wash building, and along the eastern side of the wash building. The site plan indicates retaining walls along the Wendy's driveway in front of the entrance to the detail building, at the west end of the detail building sidewalk, and at the southern end of the site adjacent to the Best Western Hotel. There is an existing

stormwater management pond at the north end of the site adjacent to CR 42 and the existing Wendy's driveway. No detail is provided about connection of the site to this facility or sufficiency of proposed bio-retention area.

The proposed project will include the demolition of the existing Royal Inn buildings and will use existing access points to provide access from both CR 42 and SR 96. Both access points will include 2 exit lanes. The Traffic Impact Study (TIS) estimates 30 percent of pm peak hour customers will be vehicles already traveling in the corridor. The TIS also indicates the intersection of SR 96 with CR 42(Main Street Fishers)/Rowley Road has a crash rate of 1.07 per million entering vehicles based on crash data from Feb 1, 2018 to January 31, 2021. This crash rate is, higher than the .54 average crash rate per million entering vehicles on similar roads statewide. Most crashes were rear end collisions involving property damage only as is typical in a moderate to heavily trafficked signalized corridor. The crash analysis did not identify any safety deficiencies that contributed to the higher than average crash rate, but noted that improvement in clearance intervals often reduce the number of rear end crashes.

The TIS concludes based on field observations, capacity analysis, and gap study that gaps are sufficient to accommodate site generated traffic. The turning movement counts were collected on July 7, 8, 10, 15, 17, and 20, and field observations and gap analysis were conducted on Tues. August 10, Thurs August 12, and Saturday August 14, 2021. In light of business restrictions due to Covid -19, the traffic consultant reviewed historical NYSDOT traffic volumes on SR 96 and CR 42 and found 2021 volumes were generally higher for the pm peak hour and determined no adjustment was needed.

In accordance with Institute of Transportation Engineers guidelines, site trip generation may be based on local trip generation for comparable uses. In this case trip generation for the proposed project was derived from a similar site on West Henrietta Road between Brighton-Henrietta Townline Road and Jefferson Road. This comparable car wash and detailing location also has a gas station and convenience store which the proposed project does not.

The TIS notes that during both weekday pm and Saturday peak hours, intersection traffic will block both driveways and that the northbound left turning movement exiting the site to CR 42/Main Street Fishers will operate at LOS F with a delay of 53 seconds. The TIS recommends a 1 second signal timing adjustment from northbound green to southbound green at the SR 96/CR 42 intersection to mitigate the LOS F for the south bound u-turn/left movement to LOS E with a 79 second delay, up from 70 seconds under current conditions.

The TIS predicts the volume to capacity(v/c) ratio of the SR 96/CR 42 signalized intersection would increase from an adequate .85 to .87 by 2022 based on 2 percent annual increase in background traffic and that site generated traffic would further increase the V/C ratio to .91 for the weekday pm peak.

Comments

1. The referring body should consider whether it is desirable for the overall operation of the road network to interconnect this site with the Best Western Hotel and Omni-Tech Place and what site modifications would be necessary in light of higher traffic volumes.

226.1 - 2021	Town of Victor Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Delta Sonic Car Wash Systems	
Property Owner:	Patel, Dilip	
Tax Map No(s):	6.00-1-64.100	
Brief Description:	Site plan and special use permit for Delta Sonic Car Wash on Royal Inn site and lot created in referral 216-2021. Site at 7474 SR 96 in the Town of Victor and subject to variance in referral 221-2021 .	

See information at 226-2021.

227- 2021	Town of Victor Town Board	Class: 2
Referral Type:	Map Amendment	
Applicant:	Town of Victor	
Brief Description:	Map and text amendment to add a Cannabis Retail Dispensary Overlay district to the Town of Victor zoning code. https://ontariocountyny.gov/DocumentCenter/View/31790/227-2021	

The Cannabis Retail Dispensary Overlay district encompasses a portion of the Commercial zoning district including lots with free-standing buildings on SR 96, Eastview Mall Drive, Cobblestone Court, High Street and Commerce Drive as listed in the local law. The regulations include allowable hours of operation, minimum 1,500' spacing, Town Board approval, and requirements for submission of licenses application as part of the application process and receipt of a NYS license prior to operation.

Comments

1. The Cannabis Law refers to a local municipality's ability to regulate the time, place, and manner of sales, however such a local law would appropriately be adopted under the Town's zoning authority.
2. The referring body may want to require applicants to have applied for a NYS license before submitted an application to the Town Board.
3. Is the referring body considering establishing a maximum number of such uses allowed in the town?
4. The proposed 1,500' spacing methodology would likely mean 1 cannabis retail dispensary on an outparcel at Eastview Mall or 1 in other areas included in the overlay. A limit on the number of such uses in conjunction with a requirement that an applicant has submitted a NYS license application may result in a smoother approval process.
5. Is the referring body also considering regulations on public consumption?
6. Is the referring body considering limiting uses to existing buildings?

227.1 - 2021	Town of Victor Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Victor	
Brief Description:	Map and text amendment to add a Cannabis Retail Dispensary Overlay district to the Town of Victor zoning code.	

See information at 227-2021.