

i. REFERRALS FROM THE PLANNING REVIEW COMMITTEE**CPN-002-17****Rochester Gas & Electric Corporation, 1300 Scottsville Road, Rochester, N.Y. 14624, owner of property at 5850 Monks Road TM #153.00-1-35.000**

Requesting Site Plan approval and a Special Use Permit for installation of a 100-foot communications mast at RG&E's existing substation to support antennas that will allow remote monitoring and automation control of the substation and electric distribution in the area from RG&E's regional service center. The installation would be within a 40-foot x 40-foot \pm expansion and include a 6-foot x 10-foot prefabricated equipment shelter. The size of the parcel is 0.92 acre. The proposed density would encompass approximately 4.03 percent \pm of the total parcel. The project is expected to utilize approximately 0.037 \pm acre total.

Mr. Cooper and members of the board discussed this application including the setbacks and the impacts of a potential tower failure upon adjacent properties; the height, color and construction of the tower; potential clearing of vegetation; and the height of surrounding trees.

Ms. Marthaller noted that this area of the Town has been identified in the Open Space Manual as a scenic prioritized view.

Mr. Cooper said that the Town is awaiting the scheduling of a viewshed analysis by RG&E and that members of the ECB would be notified of the date and time of the analysis for their possible attendance.

ECB Comments: The ECB expresses concern about this application especially because this area of the Town includes a number of important scenic prioritized views. The ECB suggests that the Planning Board give consideration to the solid framework of the tower that would be very visible throughout the area, how this tower would be buffered from view, and for what purpose and how this tower would be used by RG&E. The ECB also suggests that the Planning Board request photographs from RG&E of towers of similar height, design and use (i.e., how many attachments or "dishes" would be attached to this tower, etc.).

**CPN-019-17****Robert Fallone, 2070 Lyell Avenue, Rochester, N.Y. 14606, representing Timothy and Deirdre Pierce, owners of property at 4475 County Road 16 TM #126.20-1-1.112**

Requesting an Area Variance for the height of a house. Owner was previously granted approval to construct a home with a maximum building height of 35 feet, but constructed the home with a maximum building height greater than 35 feet (constructed

dwelling at 38.45 feet when 35 feet is permitted). Application for a 3.45-foot Area Variance submitted.

Mr. Cooper explained that the applicant has received a temporary Certificate of Occupancy to reside in this home which has been constructed higher than the maximum building height of 35 feet as specified in the Town Code. The applicant is seeking a 3.45-foot Area Variance from the Zoning Board of Appeals (ZBA).

Ms. Marthaller said that the parcel of land upon which the home has been built was listed as the fourth most important viewshed in the Open Space Manual. The home is the second residence constructed on the parcel, which was subdivided several years ago.

ECB Comments: The ECB strongly advises the ZBA to carefully review this application. An Area Variance would create a precedent for an intrusion upon a viewshed. This would be a precedent that the ECB seeks to avoid along the lakeshore or within any identified prioritized viewshed within the Town. If the Area Variance is granted, the ECB strongly recommends that the Development Office and/or the Planning Board make well defined recommendations for mitigation of the height and appearance of the home as it relates to this viewshed which has been identified as a primary parcel.

CPN-022-17

**Marathon Engineering (Eric W. Schaff), 39 Cascade Drive, Rochester, N.Y. 14614, representing John and Joanne Smith, owners of property at 4519 Davidson Landing Drive
TM #126.20-1-15.200**

Requesting Area Variances to place a detached accessory structure (37-foot x 24-foot three-car garage with no inhabitable space on the second floor) in the yard forward of the rear line when allowable placement is at the rear of the dwelling in the RLD Zoning District, i.e.:

Variance 1: Average garage height 19.9 feet

Variance 2: Building Location (accessory structure in front yard)

Variance 3: Setback of 30.5 feet front setback to garage (60 feet required)

Variance 4: Maximum lot coverage 31.9%

Mr. Cooper and the board reviewed the plans which indicate that large portions of this parcel are located on steep slopes of 25 percent to 40 percent. Alternatives to the location of the garage on the site, and the size of the garage, were discussed.

ECB Comments: The ECB suggests that the ZBA give consideration to the height of the retaining wall as it relates to the Town Code. The ECB also recommends that measures are taken to assure that the least amount of disturbance occurs on this steep slope parcel. The ECB objects to the requested variance to increase lot coverage to 31.9 percent and