

**COMMENTS:**

Proposed 100 ft mono-pole communications tower at an existing RG&E electric substation site. The proposed project does not meet required minimum parcel size, and property line setbacks. It is unclear whether the applicant will be required to seek variances for these code standards. The Town Planning Board has not decided whether they will enact their right to waive provisions related to communication facility projects. If the Board does not waive the code standards the applicant will need to refer the project back to the CPB for variance approval, in regards to parcel size and setbacks.

The referring Board is encouraged to consider how the failure to meet the parcel size and setbacks will affect adjacent landowners. If setback considerations were put in place to accommodate the tower's fall zone how will the impact associated with such a scenario be mitigated?

**According to ONCOR:**

- There are no State and Federal wetlands present on the property.
- The parcel is not located within a FEMA floodplain.
- The property is located within 500ft of Agricultural District #1. An Agricultural Data Statement should be submitted by the applicant and reviewed prior to action by the referring board.
- Soil Characteristics
  - Type: Howard gravelly loam (49%)
  - Slope: 8 to 15 percent
  - Soil permeability: High
  - Erodibility: Medium
- Soil Characteristics
  - Type: Pits, gravel and sand (51%)
  - Slope: Unknown
  - Soil permeability: Unknown
  - Erodibility: Unknown

**Board Motion:** Referrals #54-2017 & #54.1-2017 be retained as Class 2s and returned to the local board with the recommendation of approval with comments.

Motion made by: Leonard Wildman

Seconded by: Sandy Riker

**Vote: 12 in favor, 0 opposed, 0 abstentions. Motion carried.**

45.1 - 2017	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Special Use Permit	
Applicant:	Murray Law Firm	
Property Owner:	Rochester Gas & Electric	
Tax Map No(s):	153.00-1-35.000	
Brief Description:	Site Plan and Special Use Permit approval request to construct a 100ft tall mono-pole communications tower on a 1.06 acre parcel. Project is located at 5850 Monks Rd. in the Town of Canandaigua.	

Comments: See referral #45-2017 for project summary, comments and motions.

46 - 2017	Town of Canandaigua Zoning Board of Appeals	Class: AR-2
Referral Type:	Area Variance	
Applicant:	Marathon Engineering	
Property Owner:	Smith, John & Joanne	
Tax Map No(s):	126.20-1-15.200	
Brief Description:	Area Variance request to demolish existing residence and construct a new single family residence. Proposed construction does not meet lot coverage and setback requirements. Project is located at 4519 Davidson Landing Dr. in the Town of Canandaigua.	

**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

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**

47 - 2017	Town of Farmington Planning Board	Class: AR-2
Referral Type:	Site Plan	
Applicant:	Victor Association of Cultural & Perform	
Tax Map No(s):	41.00-1-38.100	
Brief Description:	Site Plan and Area Variance Request to install a 225.75 sq ft digital commercial speech sign. The sign will digitally flip through multiple advertisements, not only for the direct business associated. The sign does not meet Town code size requirements. Project located at 1622 SR 332 in the Town of Farmington.	

**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 State Route 332 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.

B. 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:**

6. The proposed sign is on land along a corridor identified by the Board as being a primary travel corridor for tourists visiting Ontario County.
7. Protection of the community character along these corridors is an issue of countywide importance.
8. Local legislators have standards for signage that allows for business identification sufficient to safely direct customers onto the specified site.