

intermunicipal and countywide concern. In cases where this is an issue, it would be wise to seek input from a representative of the Ontario County Emergency Management Office or encourage local planning boards to include emergency access in the site plan review criteria and involve emergency service providers (Fire & Medical) in the local approval process.

The information provided with the referral documentation does not detail the availability of any means of vehicular access. It does not outline areas available for onsite parking or for emergency access to the building. Local emergency response agencies must be consulted.

Board Motion: Referral #118-2017 be retained as a Class 2 and returned to the local board with the recommendation of **disapproval**.

Motion made by: Mary Bogin

Seconded by: Art Babcock

Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.

119 - 2017	Town of Gorham Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Money, Tim & Vicki	
Tax Map No(s):	154.12-1-13.000	
Brief Description:	Area Variance request tear down existing single family residence and build a new residence. Proposed construction does not meet the required side yard or front yard setback. Project located at 5164 CR 11 in the Town of Gorham.	

- Applicant is proposing a 10.6 ft side yard setback when 15 ft is required and a 22.8 ft front yard setback when 50 ft is required.
- If this building was proposed to be constructed on a lot with lake frontage the County Planning Board Bylaws would direct the Board to recommend disapproval of the application. This specific lot does not have lake frontage, but it is in close proximity to the lake. The incremental allowance of variances on lake front lots and development at a scale that is not compatible to the size of the lot can create cumulative negative effects on water quality in the watershed. The Board is encouraged to grant the minimum variance necessary.

CRC Meeting Comments:

The referring board is strongly encouraged to refer the proposed project to the Canandaigua Lake Watershed Manager (Kevin Olvany) and receive his comments prior to taking action.

Board Motion: Referral #119-2017 be retained as a Class 1 and returned to the local board with comments.

Motion made by: Steve Groet

Seconded by: Art Babcock

Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.

120 - 2017	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Subdivision	
Applicant:	Venezia Associates	
Tax Map No(s):	97.04-2-100.000; 97.04-2-101.000	
Brief Description:	Updated subdivision plan to create 20 single family residential lots on a 17 acre parcel. Project located at the corner of Middle Cheshire Rd. and West Ridge Run in the Town of Canandaigua.	

Subdivision originally approved in 1989 and updated multiple times, with last approval in 2014. Applicant is currently seeking approval for updated subdivision plan to create 20 single family residential lots, with access to these lots via extension of the existing La Crosse Circle road off of West Ridge Rd. The proposed is referred to as Phase 5B-3 of a total development of 155 single-family residential lots in what is known as Fox Ridge.

Applicant is also proposing the consolidation of 4 previously approved single family lots with an 8.4 acre vacant parcel, to be used by

the landowner as a single-family home. There is no proposed future subdivision of the remaining land, as 155 lots was determined as the max allowable for that area.

The previously approved Conservation Easement to be dedicated to the Town still remains.

CRC Comments:

- If the developer plans on consolidating the 4 lots previously accessed via Lake Breeze way for creation of a single 8.4 acre parcel, that larger parcel should be detailed in the same manner as the other single family residential homes (i.e. development area/ setbacks should be marked).
- How will this larger part be accessed, via Lake Breeze way or Lacrosse Circle. If it will be accessed via the circle how will the portion of property dedicated to the construction of the road be handled?
- If the inclusion of these additional houses within the Lacrosse Circle meets the quantity of homes allowed via the clustering requirements the remaining land should be included in the conservation easement to be dedicated to the Town where appropriate.

Board Motion: Referral #120-2017 be retained as a Class 2 and returned to the local board with the recommendation of approval with the comments.

Motion made by: Patti Wirth

Seconded by: Art Babcock

Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.

121 - 2017	Town of Canandaigua Planning Board	Class: 2 (Revision Per Motion)
Referral Type:	Subdivision	
Applicant:	Chrisanntha Inc	
Tax Map No(s):	71.09-2-35.000	
Brief Description:	Subdivision and Site Plan approval request to divide 0.471 acres from a 9.853 acre parcel and construct a single-family residence. Project located at 4951 North Rd. in the Town of Canandaigua.	

COMMENTS

The proposed subdivision as represented on the referred plans and development of lot R-5A will leave a 9.382 acres parcel in the City of Canandaigua that does not have road frontage/ access off of North Road. Access to the larger parcel appears to be via a Chrisanntha owned parcel at 299 Porter Street. The Town should coordinate this review with the City to determine if the access to the large lot as presented will be acceptable to the City.

The Town is encouraged to request the full parcel build out plans for the proposed lots. Regardless of whether the majority of the development will exist in the adjacent municipality, development of the 9 acre "parent parcel" and its associated impacts should not be segmented. Larger scale impacts associated with the development of the 9 acre parcel off of Porter street should be investigated and mitigated as necessary.

Board Motion: Referrals #121-2017 & #121.1-2017 be changed to Class 2s.

Motion made by: Glen Wilkes

Seconded by: Mary Bogin

Vote: 11 in favor, 0 opposed, 0 abstentions. Motion carried.

FINDINGS:

Areas of Review: When reviewing referrals, the Ontario County Planning Board has historically been concerned with how the proposed actions affect:

Emergency Access: The Ontario County Emergency Management Office provides training to local EMS agencies. They also respond to "large or special needs emergencies to coordinate the response of multiple agencies". Additionally, Ontario County has, as part of their 911 initiative, assumed authority over road naming and numbering in order to improve emergency response. Perhaps most importantly, the Ontario County Sheriff's Department provides policing for all but six municipalities in this county.

When this is considered, it seems reasonable that the effect of local actions on emergency access qualifies as an intermunicipal and countywide concern. In cases where this is an issue, it would be wise to seek input from a representative of the