

148 - 2018	Town of Victor Planning Board	Class: Exempt
Referral Type:	Subdivision	
Applicant:	Zac Holtz	
Property Owner:	Holtz Revocable Trust	
Representative:	BME	
Tax Map No(s):	7.00-1-93.110	
Brief Description:	Two lot subdivision of 52 acre parcel at southwest corner of Richardson and Blazy Roads in the Town of Victor.	

This project was previously reviewed as an area variance in February 2018 (referral #21-2018).

149 - 2018	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	Murray Law Firm	
Property Owner:	RGE	
Tax Map No(s):	153.00-1-35.000	
Brief Description:	Site plan and special use permit for 100' monopole at the RG&E substation at 5850 Monks Road west of Seneca Point Road in the Town of Canandaigua. http://www.co.ontario.ny.us/DocumentCenter/View/14762/149_18-Aerial http://www.co.ontario.ny.us/DocumentCenter/View/14763/149_18-Detailed-Site-Plan	

This project was previously reviewed as referral #45-2017 in April 2017. The current submission proposes a monopole of similar height and the site plan is dated March 2017 suggesting the project is unchanged.

Since the previous referral, the applicant completed a view shed study. The study reviewed 11 locations in the public ROW considered likely to be impacted by the visibility of the proposed monopole. Potentially impacted sites were selected based on review of high resolution topographic mapping created via remote sensing (LIDAR) and field work on the day the visibility balloons were flown. The balloon flown at the proposed monopole location and height was not visible from 8 of the tested locations. The balloon was visible from two field identified locations in the T. Canandaigua (5935 Monk Road and 5327 Seneca Point Road) and two tested locations in the T. South Bristol (5752 SR 2 and 6119 Hicks Road).

The Town of Canandaigua staff Zoning Determination indicates the Town Planning Board may waive the following provisions of the Special Use Permit upon findings set out in the application public record:

1. Size of parcel is 1.06 acres when 4 acre minimum lot size is required.
2. Proposed setbacks to property lines are 190', 100', 41', and 98' when required front, rear, and side setbacks are equal to the height of the tower plus 20' or 120'.
3. All facilities shall allow free use for emergency communications and designed for co-location of three telecommunications providers.

COMMENTS April 2017:

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.

Comments 2018

1. What is the purpose of the access gate along the east side of the expanded fenced area? Will there be an access drive spur to the new access gate? Is this access for construction only? If the referred site plan omits a planned temporary or permanent access drive to this gate, the site plan should be revised and referred to County Planning Board for consideration of potential stormwater impacts.
2. The area of disturbance, grading, and erosion and sediment control measures are not shown on the site plan.
3. What is the design and fall zone of the proposed monopole. Is the existing tower in the fall zone of the proposed monopole?
4. Site plan map E1 indicates a 140' monopole.
5. The site plan elevation does not indicate the mounting height of the 3 wmax antenna, the omni directional antennae, or the microwave dish.

CPB Comments: FAA requires lighting for towers over 200' above ground elevation.

Board Motion: To retain referrals # 149-2018 and 149.1-2018 as Class 2 and return to referring body with a recommendation for approval.

Motion made by: Stephen Groet

Seconded by: Mike Woodruff

Vote: 13 in favor, 1 opposed, 0 abstentions. Motion carried.

149.1 - 2018	Town of Canandaigua Planning Board	Class: 2
Referral Type:	Special Use Permit	
Applicant:	Murray Law Firm	
Property Owner:	RGE	
Tax Map No(s):	153.00-1-35.000	
Brief Description:	Site plan and special use permit for 100' monopole at the RG&E substation at 5850 Monks Road west of Seneca Point Road in the Town of Canandaigua.	

See information at 149-2018