

137.1 - 2019	Town of Victor Planning Board	Class 1
Referral Type:	Special Use Permit	
Applicant:	Bell Atlantic Mobile Systems of Allentow	
Property Owner:	Pinnacle Towers	
Representative:	Nixon Peabody	
Tax Map No(s):	1.02-1-24.000	
Brief Description:	Approvals for proposed co-location of 6 panel antennas and ground equipment on an existing tower at 90 Baker Road	

Refer to staff review and findings for 137-2019, above

138 - 2019	Town of Richmond Zoning Board of Appeals	AR-2
Referral Type:	Area Variance	
Applicant:	Lewandowski, Dan/Val	
Tax Map No(s):	165.05-1-43.00	
Brief Description:	Side setback variance to remove 8' of existing structure and construct a 24' x 15.5' two story addition to an existing lakefront home at 5396 Hamilton Point in the Town of Richmond.	

The proposed addition would be an extension of the 15.5' wide home 16' to the east. The side setbacks for the addition are similar to the existing. A 5' side setback is required. 3.5' and 4.7' are proposed. No other variances are needed.

Staff Comments:

- 1) It would be helpful to have a more detailed site plan that shows existing easements, underground utilities, etc before deciding on this variance.

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

139 - 2019	Town of Canandaigua Board of Appeals	Class: AR-1
Referral Type:	Area Variance	
Applicant:	Creekview Apartments Housing Development	
Tax Map No(s):	94.00-1-44.100	
Brief Description:	Installation of illuminated signs at the intersection of Woodland Park Circle and County Road 10	

Proposed signage size and number allowed by code. Area variance required to illuminate ground signs.

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.

140 - 2019	Town of Richmond Zoning Board of Appeals	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Gillen, Scott	
Property Owner:	Gillen, Kippely	
Tax Map No(s):	135.00-2-20.2100	
Brief Description:	Special Use Permit for Woodsedge Retreat, 8823 Briggs Street in the Town of Richmond.	

Links

- [Site-Plan-with-parking](#)
- [Air Photo](#)

The Town of Richmond amended its zoning code in November 2017 to allow event centers by Special Use Permit in the Residential/Recreational zoning district. The proposed event center would be on a vacant 44 acre property would operate from May to October hosting approximately 12 wedding with 50 to 250 guests and 2 to 3 additional special events. The use will not involve any permanent structures. Events will be housed in a tent and guests will use bottled water and port-a-potty or trailer restroom facilities. Parking is located on grass off an existing driveway.

The referred materials include supportive comments from several area property and business owners, a letter opposing a commercial use in a residential area from a neighbor, and a letter from the fire department indicating the proposed access driveway could accommodate their ambulance or brush truck but not their larger 42', 72,000 lbs. fire truck.

NYS Ag and Markets has guidelines regarding which agri-tourism events are protected farming activities. Typically, the primary purpose of the event must be marketing of farm products with not more than 30 % of event revenue coming from other sources. Based on the information provided, this use is intended to promote area farm products generally not farm grown products and would likely not be a protected activity.

Staff Comments:

- 1) This facility will be subject to requirements in the Uniform NYS Fire prevention & Building Code. This includes erection of large tents, fire access, the electrical set up for site lighting and sound etc, as well as other aspects of the operation.
- 2) The referring body should strongly consider limiting hours of operation based on available site lighting and out of concern for neighboring residents.
- 3) The referring body may want to specify the frequency of events and the maximum number of attendees allowed in any authorizing resolution to minimize negative impacts.
- 4) As noted in the ZBA minutes, Richmond may want to consider delegating SUP review to the PB to streamline the review process.

CPB Comments

1. Are there emergency vehicle/exiting vehicle pull offs along the one-lane access road?
2. The referring body should consider requiring a secondary access point.
3. A site plan with measured width of access road, location of required pull offs, and outline of parking area and tent site should be reviewed by the Town Planning Board and referred to County Planning Board.

Board Motion: A motion to retain referrals 140-2019 as Class 1 and return it to the local board with comments.

Motion made by: Tom Lyons

Seconded by: Marty Avila

Vote: 15 in favor, 0 opposed, 0 abstention Motion carried