

**ONTARIO COUNTY PLANNING BOARD**

Referrals for Review at the:

**Coordinated Review Committee Meeting –July 9, 2019 at 3:30pm**

**County Planning Board Meeting –July 10, 2019 at 7:00pm**

2nd Floor, Conference Room 200, 20 Ontario Street, Canandaigua, NY 14424 - Telephone: 585-396-4455

**CRC July 9, 2019 Meeting Attendance**

**Board Members:**

**Guests:**

Referral No	Municipality	Referring Board	Applicant	Application Type	Class	Page
<a href="#">124 - 2019</a>	Town of Phelps	Town Board	Town of Phelps	Text Amendment	2	
<a href="#">125 - 2019</a>	Town of Victor	ZBA	Surmotech, LLC	Area Variance	1	
<a href="#">125.1 - 2019</a>	Town of Victor	Planning Board	Surmotech, LLC	Site Plan	1	
<a href="#">126 - 2019</a>	Honeoye Falls	Village Board	n/a	Text Amendment	TR	
<a href="#">126.1 - 019</a>	Honeoye Falls	Village Board	n/a	Map Amendment	TR	
<a href="#">127 - 2019</a>	Town of Victor	Planning Board	Conor Gallagher	Site Plan	1	
<a href="#">128 - 2019</a>	Town of West Bloomfield	Town Board	n/a	Text Amendment	2	
<a href="#">129 - 2019</a>	Town of Phelps	Planning Board	Lamar Advertising	Site Plan	1	
<a href="#">130 - 2019</a>	Town of Canandaigua	Town Board	n/a	Text Amendment	2	
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<a href="#">131 - 2019</a>	Town of Victor	ZBA	Paul Colucci, DiMarco Group	Area Variance	1	
<a href="#">132 - 2019</a>	Town of Farmington	Planning Board	Michael Best	Site Plan	1	
<a href="#">132.1 - 2019</a>	Town of Farmington	Planning Board	Michael Best	Temp. Use Permit	1	
<a href="#">133 - 2019</a>	Town of Farmington	Planning Board	Create-A-Scape	Site Plan	1	
<a href="#">134 - 2019</a>	Town of Farmington	Planning Board	Ontario Mall Antiques	Site Plan	1	
<a href="#">135 - 2019</a>	Town of Gorham	ZBA	Brad & Dolores Kruchten	Area Variance	AR	
<a href="#">136 - 2019</a>	Town of Hopewell	Planning Board	Kevin Nedrow	Site Plan	1	
<a href="#">137 - 2019</a>	Town of Victor	Planning Board	Bell Atlantic Mobile	Special Use Permit	AR	
<a href="#">137.1 - 2019</a>	Town of Victor	Planning Board	Bell Atlantic Mobile	Special Use Permit	AR	
<a href="#">138 - 2019</a>	Town of Richmond	ZBA	Dan & Val Lewandowski	Area Variance	AR	
<a href="#">139 - 2019</a>	Town of Canandaigua	ZBA	Creekview Apartments	Area Variance	AR	
<a href="#">140 - 2019</a>	Town of Richmond	ZBA	Scott Gillen	Special Use Permit	1	
<a href="#">141 - 2019</a>	Town of Victor	Planning Board	Paul Colucci, DiMarco Group	Site Plan	1	
<a href="#">142 - 2019</a>	Town of Canandaigua	ZBA	Venezia & Associates	Area Variance	AR	
<a href="#">142.1 - 2019</a>	Town of Canandaigua	Planning Board	Venezia & Associates	Site Plan	AR	
<a href="#">143 - 2019</a>	Town of Canandaigua	Planning Board	William Metrose	Sketch Plan	TR	
<a href="#">144 - 2019</a>	Town of Manchester	Planning Board	Leonard's Express	Site Plan	2	
<a href="#">145 - 2019</a>	Town of Canandaigua	Planning Board	Geoffery & Jane Halstead	Site Plan	1	
146 - 2019	-	-	-	-	-	
<a href="#">147 - 2019</a>	Town of Farmington	ZBA	Lyons National Bank	Area Variance	1	
<a href="#">148 - 2019</a>	Village of Clifton Springs	Planning Board	DeLong Company, Inc	Special Use Permit	1	

<a href="#">148.1 - 2019</a>	Village of Clifton Springs	Planning Board	DeLong Company, Inc	Site Plan	1	
<a href="#">149 - 2019</a>	Town of Canandaigua	ZBA	Royal Wash Canandaigua	Area Variance	1	
<a href="#">149.1 - 2019</a>	Town of Canandaigua	Planning Board	Royal Wash Canandaigua	Site Plan	1	
<a href="#">150-2019</a>	Town of Geneva	Planning Board	Ron & Martha BeBoover	Site Plan	1	
<a href="#">151-2019</a>	Town of Geneva	Planning Board	Patrick Cardinale	Site Plan	1	
<a href="#">152-2019</a>	Town of Geneva	Planning Board	Massa Construction	Site Plan	1	
<a href="#">153-2019</a>	Village of Victor	Planning Board	Lynaugh Road Properties	Sketch Plan	TR	

<b>124 - 2019</b>	<b>Town of Phelps Town Board</b>				<b>Class: 2</b>	
Referral Type:	Local Law					
Applicant:	Town of Phelps					
Brief Description:	Text amendments to site plan review and zoning chapters					

The Town code amendments address the following:

1. Expands site plan review to accessory uses on single or two-family lots constructed prior to occupancy of the home and to farm accessory uses constructed prior to occupancy of a principal farm building.
2. Exempts from site plan review principal farm buildings.
3. Applies Zoning Ordinance definitions to Site Plan Review regulations.
4. Add to the Zoning Ordinance supplemental regulations explaining what development activities on single or two family lots or farms requires site plan review.

**Comments**

1. Consider requiring applicant to indicate distances from any proposed access points to existing access points and intersections in both directions and on the opposite side of the road.
2. Consider requiring applicants to show the limit of disturbance and area on site plans.
3. The Town should consider adding a definition of “principal farm building” to the local law.

<b>125 - 2019</b>	<b>Town of Victor Zoning Board of Appeals</b>				<b>Class: 1</b>	
Referral Type:	Area Variance					
Applicant:	Surmotech LLC					
Property Owner:	7676 Netlink Drive LLC					
Representative:						
Tax Map No(s):	15.01-1-11.100					
Brief Description:	Area Variance and site plan to add parking with zero eastern side setback at 7676 Netlink Drive in the Town of Victor.					

Links:

- [Photo](#)
- [Site Plan](#)

Contract manufacturer Sumotech, LLC is proposing to add a 640 SF storage shed in the grass area at the southwest corner of the lot at the western end of the parking aisle extending from Netlink Drive. The Commercial-Light Industrial District requires an 80’ front setback, 60’ rear setback, 5’ side setback and 40’ between buildings. The proposed shed location is 40 from the existing building and 45’ and 63’ from the western and southern property boundaries. The applicant plans to install a solar panel to provide electricity to light the shed and is requesting a waiver from sprinkler system requirement to avoid the expense of running water to the shed.

The site is 4 acres and the proposed changes would disturb approximately .5 acres.

The proposed crushed stone parking expansion area would be located adjacent to the existing parking area to the east of the building, increase the number of parking spaces from 32 to 61, and require a variance from the 10’ parking setback to allow parking up to the lot line of the adjacent use. The parking would be converted to angled parking with a 15’ one-way drive aisle.

The applicant states they are placing parking and shed as proposed to preserve option of a future building expansion on the north side of the building. An alternative to the proposed parking layout would be to purchase land from the adjacent lot, however this option would reportedly involve relocating the drainage system which takes water from the site to the drainage pond.

**Comments**

1. It appears Netlink Drive is a private road serving only this use. The proposed Official Map shows Netlink Drive as a public road providing an access option to additional lands zoned Light Industrial to the west of the site and north of NYS 251. The proposed shed location would preclude extension of Netlink Drive. An alternate shed location, perhaps at the north end of the expanded parking area, right-of-way transfer and design standards should be formalized with the property owner at this time.
2. Where will storm water from parking expansion area drain? Is existing storm water facility on this or adjacent site sized to accommodate additional storm water? If flowing to adjacent site an easement and maintenance agreement should be filed.
3. The site plan included with the referral is from initial development of the site in 2000. The site plan shows parking similar to that proposed with 2-way drive aisles as well as additional parking west of the building. There is no indication why such parking was not built and why lot was subdivided to preclude such parking expansion in the future. It is also unclear from this site plan whether the intention was for any redevelopment of the portion of the lot fronting on Phillips Road to have access only off Netlink Drive.

125.1 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Surmotech LLC	
Property Owner:	7676 Netlink Drive LLC	
Representative:		
Tax Map No(s):		
Brief Description:	Area Variance and site plan to add parking with zero eastern side setback at 7676 Netlink Drive in the Town of Victor.	

See the summary for 125-19 above.

127 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Gallagher, Conor	
Property Owner:	Sacco, Rocco	
Representative:		
Tax Map No(s):	7.02-1-79.000	
Brief Description:	Site plan to open a portion of the farm winery at 521 CR 9 in the Town of Victor as a public tasting room.	

The current referral would use the tasting room and permanent parking for weekend wine tastings and weekday tastings by appointment. The use would use a sandwich board sign at the entrance when the tasting room is open. CPB most recently saw a referral to allow 4 special events of not more than 100 people on the site in August 2018.

128 - 2019	Town of West Bloomfield Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of West Bloomfield	
Brief Description:	Definitions and regulations for solar energy systems in the Town of West Bloomfield.	

[Link to text of proposed amendment](#)

A local law was previously reviewed in June as referral 107-2019. The currently referred text amendment addresses nearly all of the previous comments.

Staff Comment:

- 1) Applicants should be required to notify the Town of any transfer of ownership, any updated emergency contact, and update on-site signage for emergency contacts.

129 - 2019	Town of Phelps Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Lamar Advertising	
Property Owner:	Sebastian, John	
Representative:		
Tax Map No(s):	63.00-2-24.100	
Brief Description:	Site plan to convert a 300 SF billboard to two 200 SF LED digital sign faces at 2130 SR 14 south of Cross Road in the Town of Phelps.	

Links:

- [Air Photo](#)
- [Site Plan](#)
- [Digital Sign FAQ](#)
- [Digital Sign Rider](#)

The proposed sign location is 20' from the front property line along the frontage of a junkyard and across from a fuel storage facility and other commercial uses in a C-1 Commercial zoning district. The proposed 2 sided digital billboard will measure 200 SF on each side and have a height of 16' as allowed by Town Code. The sign brightness will automatically adjust for sunny, cloudy, and night time conditions. No information is provided regarding maximum sign brightness. The sign can accommodate 6 advertisements at any time and one space will always be reserved for community emergencies. The Town of Phelps code does not prohibit off premises advertising. As outlined in the FAQs regarding digital sign included in the referral, NYSDOT regulations require:

1. A minimum 8 second display of each ad,
2. No flashing, scrolling or animation, and
3. Off premises digital signs visible to a driver at the same time must be spaced 2,500' apart on a controlled access highway and 300' apart on other highways. If a digital sign is visible to a driver at the same time as a conventional billboard, they must be spaced 500' apart on a controlled access highway, 300' apart in a town or 100' apart in a city or village.
4. The maximum brightness of a sign message is 5,000 cd/m<sup>2</sup> (daytime) and 280 cd/m<sup>2</sup> (nighttime). Cd/m<sup>2</sup> is candela per square meter.

**Staff Comments:**

1. Does the sign meet the Town Code requirements of maximum light intensity of .5 foot-candles or Illuminating Engineering Society of North America (IESNA) standard for use and .5 foot-candles at the property line?
2. The referral does not include lighting plan with detailed information on the maximum lighting and potential light spill to the public ROW. If the Planning Board is waiving submittal requirements of 92-9 of zoning code or illuminance of 92-10, justification of such waiver should be included in the findings and resolution.
3. The sign will require an outdoor advertising permit from NYSDOT.

130 - 2019	Town of Canandaigua Town Board	Class: 2
Referral Type:	Text Amendment	
Applicant:	Town of Canandaigua	
Brief Description:	Text and map amendment to expand areas eligible for re-zoning to MUO Mixed Use Overlay west of SR 332 between Townline Road and North Road in the Town of Canandaigua.	

[Link to map of proposed changes](#)

The MUO Mixed Use Overlay zoning district establishes the eligibility of a parcel of land for consideration. The MUO allows a range of uses including single-family and multi-family residential uses, uses allow in Community Commercial, Neighborhood Commercial, Industrial however, each different use must be on a different lot but part of an overall site plan. The MUO regulations require 40 % open space in addition to any constrained lands or drainage facilities.

130.1 - 2019	Town of Canandaigua Town Board	Class: 2
Referral Type:	Map Amendment	

Applicant:	Town of Canandaigua
Brief Description:	Text and map amendment to expand areas eligible for re-zoning to MUO Mixed Use Overlay west of SR 332 between Townline Road and North Road in the Town of Canandaigua.

Refer to the staff summary for application 130-19, above.

131 - 2019	Town of Victor Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Colucci, Paul	
Property Owner:	ANAC Holdings Inc	
Representative:	Tomlinson, Matt	
Tax Map No(s):	28.00-1-51.000	
Brief Description:	Five area variances for portion of lot south and east of Brace Road to allow development of a 63,500 SF motor vehicle repair facility not meeting building or parking setbacks to residential district or structure, front parking setback, or required parking spaces at 1256 Brace Road in the Town of Victor.	

Links:

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

[See also application 141-19, below](#)

The variance application characterizes the proposed use as similar in character to a specialty manufacturing operation, not a typical motor vehicle repair facility.

The proposed variances include:

1. A variance to locate a motor vehicle repair facility 100’ from the boundary of a residential district when 1000’ is required
2. A variance to locate a motor vehicle repair facility 300’ from a residential use when 500’ is required.
3. A variance to locate parking 36’ from the ROW when 80’ is required.
4. A variance to locate parking 76’ from a residential district when 100’ is required.
5. A variance to provide 92 parking spaces (4.6 per bay) when 120 spaces (6 per bay) are required.

Lands to the south of the lot in question are zoned R-2. The site plan shows 1.4 acres of wetland on the western end of the parcel at the bend in Brace Road.

**Staff Comments:**

1. The need for variances could potentially be reduced if the building and parking were oriented parallel to Brace Road in the vicinity of the site driveway.
2. Will this use be accessed off Anthony Drive?

132 - 2019	Town of Farmington Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Best, Michael	
Property Owner:		
Representative:		
Tax Map No(s):	17.00-1-11.200	
Brief Description:	Site plan and temporary use permit to rent outdoor space at 6165 Brownsville Road in the Town of Victor for special events of 200 people or less.	

Links:

- [Site Plan 1](#)
- [Site Plan 2](#)
- [Air Photo](#)

The proposal use would be for wedding ceremonies (but not receptions) and other family or business events. The site would be available for rent March 1 to November 1 and would operate till 9 pm M-W and till 10 pm Fri. and Sat. The narrative indicates potential parking need of 21,000 SF or 67 spaces

The 5 acre residentially zoned property is currently developed with a house, garage, shed, metal barn, 2 ponds plus a retention pond, a gathering spot by the large pond, a 40'x80' (3,200sf) paving parking area, and an additional 26,000 SF of potential paved and grass parking areas. The site plan appears to show a new access connection from Brownsville/Gillis Road less than 100' east of the existing driveway.

According to OnCOR, portions of the site between the house and the large pond have slopes of 16 to 30 %. OnCOR indicates the property is not constrained by wetlands or floodplains and is in an agricultural districts. Site soil characteristics are as follows:

132.1 - 2019	Town of Farmington Planning Board	Class: 1
Referral Type:	Temporary Use Permit	
Applicant:	Best, Michael	
Property Owner:		
Representative:		
Tax Map No(s):	17.00-1-11.200	
Brief Description:	Site plan and temporary use permit to rent outdoor space at 6165 Brownsville Road in the Town of Victor for special events of 200 people or less.	

Refer to staff summary for application 132-19, above.

133 - 2019	Town of Farmington Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Create a Scape	
Property Owner:	Del Re, Ryan	
Representative:	Habscom, Michael	
Tax Map No(s):	29.00-1-73.110 29.00-1-76.100	
Brief Description:	Site plan to expand area used for parking and storage of landscape materials and equipment at 6162 SR 96 west of SR 332 in the Town of Farmington.	

Links:

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

The 6.6acre property is zoned for general business. Applicant is proposing additional parking for cars, trucks and trailers all of which will be crushed stone. Also proposed are different types of outdoor storage for landscaping materials including two soil poles, bulk storage bins for stone and mulch and another area for palletted materials. No variances are needed. There are no mapped wetlands or flood zones on the property. There will be a separation of about 100' between the developed areas and adjoining residential lots. Existing site access will remain the same.

134 - 2019	Town of Farmington Zoning Board of Appeals	Class: 1
Referral Type:	Temporary Use Permit	
Applicant:	Ontario Mall Antiques	
Property Owner:		
Representative:		
Tax Map No(s):	41.16-2-39.100	
Brief Description:	Temporary use permit for up to 6 stalls of farmers selling fruits and vegetables at Ontario Mall Antiques, 1740 SR 332 in the Town of Farmington.	

Links:

- [Air Photo](#)

Applicant is requesting permission to convert 6 of their 123 existing parking spaces into stalls for vendors of seasonal fruits and vegetables. No other changes are proposed.

135 - 2019	Town of Gorham Town Board	AR-5
Referral Type:	Area Variance	

Applicant:	Kruchten, Brad & Dolorres
Property Owner:	
Representative:	Professional Engineering Group
Tax Map No(s):	127.07-1-30.000
Brief Description:	Replacement of an existing lakefront house deck and shed with new.

The parcel is 4,370sf and split into two parts by Torrey Beach. The house and deck are on the lakefront portion and will be replaced with structures in the same location and of very similar size. The shed currently sits across the east lot line on the upland portion of the parcel. A shed of similar size will be moved entirely onto the applicant’s property. 9 varices are required.

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

136 - 2019	Town of Hopewell Town Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Nedrow, Kevin	
Property Owner:		
Representative:	McCormick engineering PC	
Tax Map No(s):	74.00-1-16.112	
Brief Description:	Construction of a 68'x248' barn and a 80' diameter manure storage tank approx 1060' west of the intersection of County Road 4 and Algerine Street in the Town of Hopewell	

Links:

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

This is an addition to an existing farm operation on the 6.4ac site. No variances are needed. There are no mapped floodplains or wetlands on the site. Adjacent land uses are agriculture and residential.

137 - 2019	Town of Victor Planning Board	AR-8
Referral Type:	Site Plan	
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	

The panels will be attached to the existing tower with no height extension. Ground equipment will be located in existing buildings and within the existing fenced area at the base of the tower. No other changes to the site are proposed.

Findings:

1. The application proposes co-location of telecommunication equipment and accessory structures on an existing tower and sites.
2. It does not include a proposal for a new tower or increasing the height of an existing tower

3. The above described application present little potential for countywide or intermunicipal impact.

Final Recommendation - The CPB will make no formal recommendation on applications proposing only co-location of telecommunication equipment and accessory structures on existing towers and sites (Class 1).

137.1 - 2019	Town of Victor Planning Board	AR-8
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 137-19, above

138 - 2019	Town of Richmond Zoning Board of Appeals	AR-5
Referral Type:	Area Variance	
Applicant:	Lewandowski, Dan/Val	
Property Owner:		
Representative:		
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	

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: 1
Referral Type:	Area Variance	
Applicant:	Creekview Apartments Housing Development	
Property Owner:		
Representative:		
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	

Applicant is requesting permission to have an illuminated sign at the north and south entrance to their development.

Staff Comments:



- 1) The application has no zoning determination or any other information to show what section of code is being varied. It's not clear from the application how the sign is being illuminated.

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

Links

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

Applicant is requesting a special use permit to host events of up to 250 people on his 44.8ac property. The property is classified as vacant with improvements. The underlying zoning is Agriculture/Residential. No physical construction is proposed. Events will use temporary tents, portable restrooms, and be catered. No parking is described in the application. No hours of operation have been set.

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) It's not clear from the application where parking is located. The Town should establish parking boundaries and provide a proper parking surface that will not degrade and erode over a busy season.
- 3) The Town should strongly consider limiting hours of operation based on available site lighting and out of concern for neighboring residents.

141 - 2019	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Colucci, Paul	
Property Owner:	Angelo, Edward	
Representative:	Marathon Engineering	
Tax Map No(s):	28.00-1-51.000	
Brief Description:	Site Plan to construct a 63,500 sq ft building on 12.5 parcel for a premier speciality restoration and service center.	

[See also application 131-19 above](#)

The proposed use is for restoration and service of classic and high performance vehicles. It will employ 15 people and have 2-3 customers visiting each day. Access will be via a new driveway onto Brace Rd. No sight distances were provided. Plan shows 40 parking spaces proposed and 63 land banked.

The property is two parcels located on the east and west side of Brace Road. The development is proposed for the 11½ ac western portion of the property (the development site) which is proposed to be split off and sold to the applicant by the current owner. The development site includes a 1.4acre federal wetland on the west end adjacent to Brace Rd. The northeastern 2/3 of the lot is within a mapped 100yr flood plain. The proposed development will disturb upwards of 10.5acres.

The plans show new storm water management ponds on the east and west sides the lot. Drainage calculations were not provided.

142 - 2019	Town of Canandaigua Zoning Board of Appeals	AR-5
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Violas Family Trust	
Representative:		
Tax Map No(s):	98.11-1-10.000	
Brief Description:	Demolition & reconstruction of a lakefront single family home & garage on a 50' x 140' lot on Fallbrook Pk	

The existing lot and home have several conditions that are pre-existing and nonconforming. For example the lot is 50’ wide and 6,945sf in area when 150’ and 20,000sf respectively, are required. Though the proposed home will have a footprint very similar to the existing, variances will be needed for the front, side, and rear setbacks as well as building coverage and lot coverage. Silt fencing will be installed around the area to be disturbed.

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

142.1 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Violas Family Trust	
Representative:		
Tax Map No(s):	98.11-1-10.000	
Brief Description:	Demolition & reconstruction of a lakefront single family home & garage on a 50’ x 140’ lot on Fallbrook Pk	

See the staff summary for 142-19, above.

144 - 2019	Town of Manchester Planning Board	Class: 2
Referral Type:	Site Plan	
Applicant:	Leonard's Express	
Property Owner:	Cabbage Patch Lane LLC	
Representative:	LaBella Associates DPC	
Tax Map No(s):	44.00-2-65, 44-2-4, 44-.06-1-209	
Brief Description:	New occupant will be altering signage on the building located at 11 Clark Street Shortsville NY, the use of the building will remain the same	

Links:

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

Leonard’s Express is the new occupant of the former facility occupied by Great Lakes Kraut. To transition the facility to use primarily as warehouses, they are adding four loading docks to the existing building as well as an updated fire protection system. This will require directional drilling under the adjacent railway to connect to public water. There are multiple building, directional and street signs being proposed. No variances are requested.

145 - 2019	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Thornton, Glenn	
Property Owner:	Hallstead, Geoffry/Jane	
Representative:		
Tax Map No(s):	97.02-2-2.100	
Brief Description:	Site plan approval for reconfiguration and expansion of parking lot at 3240 Middle Cheshire Road	

Links:

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

The facility is a residence previously converted to a dentist’s office. The existing driveway onto Middle Cheshire Rd will be removed. A driveway and 25 space parking lot will be built to the north of the office building. A possible future expansion onto the back of the existing building is also shown. The site is served by public water and sewer. There no mapped wetlands or floodplains on the site.

147 - 2019	Town of Farmington Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Lyons National Bank	
Property Owner:	Furari, Peter	
Representative:		
Tax Map No(s):	29.73-1-50.000	
Brief Description:	Redevelopment of a residetnal parcel into a full service bank.	

Links:

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

Applicant is seeking to redevelop a 1.6ac property on the southeast corner of State Route 332 and County Road 41 from a farm house with associated farm buildings (the Hathaway House) into a full service bank with parking and drive-through. Access to the site will be via two curb cuts onto Hathaway Dr to the east. The 2-story farm house will remain. The large barn and two smaller sheds will be removed and replaced with a large barn like structure attached to rear of the house. There will be three drive-through lanes with cueing capacity for 32 vehicles and 28 parking spaces. Public water and sewer serve the site.

Variances are needed for reduced setbacks from State Rt 332 and County Road 41 in part because the development will be expanding a building with pre-existing, non-conforming setbacks. The Rt 332 setback will be unchanged. The County Road 41 setback will be reduced from about 65’ to 44’

148 - 2019	Village of Clifton Springs Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	DeLong co Inc.	
Property Owner:	DeLong co Inc.	
Representative:	DDS Companies	
Tax Map No(s):	34.17-1-65.100	

Links:

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

The facility will be designed to store grain and load it for transport. They will also be drying grape seeds and making animal feed products in the mill. The area to be disturbed is less than 1/10 of an acre. 4 of the bins have already been moved. An 8’ x 10’ shed and 11’ x 18’ control room building will be located adjacent to the main storage silo. An 8’ x 13’ building will be constructed where grains and other products are transferred for transport to control dust and reduce noise. The existing dryer building will be enclosed on 3 sides to reduce noise.

148.1 - 2019	Village of Clifton Springs Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	DeLong co Inc.	
Property Owner:	DeLong co Inc.	
Representative:	DDS Companies	
Tax Map No(s):	34.17-1-65.100	
Brief Description:	Thompson Grain Facility - 48 Railroad Avenue in Clifton Springs - 7 Small structures tobe moved and a new building will be constructed as improvements to the existing grain loading facility	

Refer to application 148-19, above

149 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Cox, David	
Property Owner:	Royal Wash Canandaigua	
Representative:		
Tax Map No(s):	70.16-4-6.100	
Brief Description:	Setback variance for a proposed new carwash	

Links:

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

The applicant is proposing to construct a new 4,096sf carwash building with 13 parking spaces on a commercially zoned site. The 2.1 acre lot currently has a single family residence and gravel parking that are used as commercial. The business will have a single access point onto State Rt 332. Surrounding land uses are commercial. Storm water will be directed to a pond on the east side of the development. Public water and sewer serve the site. The variance would allow a 14' north side setback when 20' is required by code.

149.1 - 2019	Town of Canandaigua Zoning Board of Appeals	Class: 1
Referral Type:	Site Plan	
Applicant:	Cox, David	
Property Owner:	Royal Wash Canandaigua	
Representative:		
Tax Map No(s):	70.16-4-6.100	
Brief Description:	Area Variance for subject address 2586 State Route 332.	

Refer to the staff summary for referral 149-19, above

150 - 2019	Town of Geneva Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Ron & Martha DeBoover	
Property Owner:	Same	
Representative:		
Tax Map No(s):	147.00-1-26.000	
Brief Description:	Installation of a 180' diameter earth and concrete manure storage facility.	

Links:

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

The facility will be located at 956 Ansley Rd on the site of an existing dairy farm adjacent to existing farm buildings. No variances are being requested. The site is permitted as a concentrated animal feeding operation (CAFO) through the NYSDEC. In addition to compliance with NRCS standards, the facility is also being regulated by a separate section for Manure storage facilities in Town Zoning Code.

151 - 2019	Town of Geneva Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Patrick Cardinale	
Property Owner:	True Lawn Care, LLC	
Representative:		
Tax Map No(s):	90.00-2-72.300	
Brief Description:	Set up a raw topsoil pile and screening area on the site of an existing landscaping business.	

Links:

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

The property is zoned for industrial use. The applicant would like to set up the pile and screening operation in the northeast corner of the lot. A new driveway from Carter Rd will access the operation. Applicant maintains that the site distances in both directions are greater than 700'. A 90' buffer of existing vegetation will be preserved between the operation and adjacent residential uses to the north and east. The operation will be set back 130' from Carter Road. There are no mapped wetlands or floodplains on the site.

152 - 2019	Town of Geneva Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Mike Sayers c/o Massa Construction, Inc	
Property Owner:	Massa Construction, Inc	
Representative:		
Tax Map No(s):	103.00-3-13.000	
Brief Description:	Construct a 35' x 85' barn on the site of an existing construction business.	

Links:

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

The building will be placed over an already developed area of the site. Site access will remain the same. No variances are required and no other changes are proposed.

**Technical Reviews (no CPB recommendation)**

126 - 2019	Honeoye Falls	Class: n/a
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Links:

- [Map](#)
- [Text](#)

This comprehensive zoning update includes CBD, transitional, and gateway commercial districts, standards for conversion of single family homes to more intensive uses, and design standards to fit new construction into the village setting. The Code also provides an example of applying Environmental Protection Overlay Districts for NYSDEC wetlands, floodplains, stream corridors of various sizes, lands with slopes of 15% or more and woodlots of 2 acres or more in a village setting.

The code requires 30 % open space, excluding all impervious surfaces and storm water retention/detention facilities and incorporate detailed standards for outdoor lighting. Administratively, the Code assigns site plan and special use permit review as well as variance, appeal and zoning code interpretation responsibilities to the ZBA.

143 - 2019	Town of Canandaigua Planning Board	Sketch Plan
Referral Type:	Sketch Plan	
Applicant:	Marks, Brennan	
Property Owner:	Metrose, William	
Representative:		
Tax Map No(s):	83.00-1-7.150 83.00-1-8.00	
Brief Description:	Sketch plan review for 10 residential lots on the east side of Bristol Rd just north of the Hammocks Apts.	

Links

- [Sketch Plan](#)
- [Air Photo](#)

This is a sketch plan review subject to comments only. The proposal is to create 10 residential lots while preserving what appears to be about 3.5ac. There are no mapped floodplains, wetlands or steep slopes on the site. Public water and sewer are available. There will be a single point of access onto Bristol Street

Staff Comments:

- 1) The lot calculations indicate zoning allows for 9 residential lots. 10 are shown.

2) The lot calculations also show an area of 151,693sf (3.5ac) in the AR-2. Does this really yield two lots if the minimum lot size is 2 acres?

153 - 2019	Village of Victor Planning Board	Sketch Plan
Referral Type:	Sketch Plan	
Applicant:	Lynaugh Road Properties, LLC	
Property Owner:	Dante Gullace	
Representative:	Andrew Spencer c/o BME	
Tax Map No(s):	16.18-3-1.1, 1.2, 2, 50, & 51	
Brief Description:	Construct a 35' x 85' barn on the site of an existing construction business.	

Links:

- [Sketch Plan](#)
- [Air Photo](#)

The property sits on the Village/Town boundary. 5 lots will be reconfigured into 16 single family residential lots averaging about ¼ acre. An additional lot of about .68ac will be set aside for storm water facilities. Public water and sewer serve the site. There are no mapped wetlands or floodplains or steep slopes on the site. The property abuts the Village’s Harlan Fisher Park to the east. Access would be via a newly constructed public road intersection Church St.