

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the: **Coordinated Review Committee Meeting – June 9, 2020 at 3:30pm – Cancelled**
County Planning Board Meeting – June 10 at 7:00pm Virtual meeting click [Join Meeting](#) hyperlink below
 Telephone: 585-396-4455

When it's time, join your Webex meeting here.

Meeting number (access code): 129 967 8035

Meeting password: 5JJpQfuWW53

[Join meeting](#)**Join by phone**

Tap to call in from a mobile device (attendees only)

[+1-408-418-9388](#) United States Toll[Global call-in numbers](#)**Join from a video system or application**Dial [1299678035@ontariocountyny.webex.com](tel:1299678035)

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for BusinessDial [1299678035.ontariocountyny@lync.webex.com](tel:1299678035)If you are a host, [click here](#) to view host information. Need help? Go to <http://help.webex.com>

Referral No	Municipality	Referring Board	Applicant	Application Type	Class	Page
73 - 2020	Town of South Bristol	Planning Board	Bell Atlantic DBA Verizon	Special Use Permit	Withdrawn	2
74 - 2020	Town of Victor	Planning Board	Crown Castle	Special Use Permit	1	
75 - 2020	Town of Geneva	Planning Board	Edinger, Derek	Subdivision	1	
75.1 - 2020	Town of Geneva	Planning Board	Edinger, Derek	Site Plan	1	3
76 - 2020	Town of Geneva	Town Board	Filer, Ted	Subdivision	2	
76.1 - 2020	Town of Geneva	Town Board	Filer, Ted	Map Amendment	2	4
77 - 2020	Town of Geneva	Planning Board	Farrington, Patrick	Site Plan	1	5
78 - 2020	Town of Geneva	Zoning Board of Appeals	Somers, James	Area Variance	1	
78.1 - 2020	Town of Geneva	Zoning Board of Appeals	Somers, James	Use Variance	2	
79 - 2020	Town of Geneva	Zoning Board of Appeals	Brubaker, Kristen	Area Variance	1	
80 - 2020	Town of Geneva	Planning Board	Wallace, Tracey	Subdivision	1	
81 - 2020	Town of Phelps	Zoning Board of Appeals	Young, Jason	Area Variance	1	6
82 - 2020	Town of Canandaigua	Planning Board	Venevia Associates	Site Plan	Withdrawn	
82.1 - 2020	Town of Canandaigua	Zoning Board of Appeals	Venevia Associates	Area Variance	Withdrawn	7
83 - 2020	Town of Canandaigua	Planning Board	Venevia Associates	Site Plan	Exempt	
83.1 - 2020	Town of Canandaigua	Zoning Board of Appeals	Venevia Associates	Area Variance	AR 1	
84 - 2020	Town of Victor	Planning Board	Pearson, Benjamin	Site Plan	1	
85 - 2020	Village of Victor	Planning Board	Sweet, Robert	Site Plan	1	
86 - 2020	Town of East Bloomfield	Planning Board	Graham, Aaron	Technical Review	n/a	8
87 - 2020	Town of Farmington	Planning Board	Aldrich, Dianne	Subdivision	AR 1	
88 - 2020	Village of Manchester	Planning Board	Sramonine, Jeremie	Site Plan	1	
89 - 2020	Town of Farmington	Town Board	Town of Farmington	Other	1	9
90 - 2020	Town of Gorham	Zoning Board of Appeals	Kzapt, Richard	Area Variance	AR 2	
91 - 2020	Town of Victor	Zoning Board of Appeals	BME Associates	Area Variance	1	
92 - 2020	Town of Seneca	Planning Board	Martin, Abram	Site Plan	1	10

73 - 2020	Town of South Bristol Planning Board	Class: Withdrawn
Referral Type:	Special Use Permit	
Applicant:	Bell Atlantic DBA Verizon	
Property Owner:	Berisha, Richard	
Tax Map No(s):	15.00-1-44.200	
Brief Description:	Special use permit for antenna and related equipment installed on a 38.5' replacement utility pole on property located in or near the ROW of 946 High Street in the Town of Victor.	

74 - 2020	Town of Victor Planning Board	Class: 1
Referral Type:	Special Use Permit	
Applicant:	Crown Castle	
Tax Map No(s):	16.00-1-42.211	
Brief Description:	Special use permit to add 3 antennas, replace 12 remote radio heads with 9 remote radio heads, and replace ancillary equipment on an existing cell tower at 914 Brownville Road in the Town of Victor.	

There are no ground level changes proposed and no site plan is required.

75 - 2020	Town of Geneva Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Edinger, Derek	
Tax Map No(s):	119.00-1-41.211	
Brief Description:	Subdivision and site plan to create a 3.9 acre lot for the existing residence and 3.6 acre lot with existing barn for development as a craft brewery with a 12,374 SF second story event space, new driveway and parking area, and new pole barn for equipment and inventory storage at 566 Snell Road in the Town of Geneva. https://www.co.ontario.ny.us/DocumentCenter/View/24228/75-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/24229/75-2020-site-plan https://www.co.ontario.ny.us/DocumentCenter/View/24230/75-2020	

The site plan indicates demolition of an existing shed and silo on the property and expansion of the existing driveway as a service access for the brewery/event center. The site plan also indicates a new 24' access connection from Snell Road to the brewery/event center site approximately 125' south of the existing driveway near the property boundary. The access connects to a 58 space gravel parking area and additional lawn overflow parking. The referred materials do not include any drainage report or stormwater management infrastructure for additional stormwater from the 6,000 SF proposed storage building, expanded service drive or parking area. The narrative indicates existing drainage flows east to Snell Road will be maintained. The brewery/event center is proposed with connected to the Town water and sewer facilities. , The site plan also indicates a monument sign at the new entrance.

Based on review of the Town of Geneva Zoning Code definitions and Agricultural district allowable uses, the Code does not currently allow the proposed brewery/event space in the Agricultural district. The town Code includes three relevant definitions:

Agricultural Commerce use an a retail or wholesale enterprise operated as an accessory use to an active farm on the same premises, providing products or services principally utilized in agricultural production ... and including breweries, cideries, distilleries, wineries, and juice production not otherwise specifically defined as a farm operation.

Agricultural Tourism agricultural related enterprise accessory to an active farm operation which brings together tourism and agricultural for the education and enjoyment of the public and which may include hay rides, corn mazes, petting zoos (farm animals only), farm tours, and agricultural themed festivals or other public or private events.

Food service – an enterprise providing prepared meals drinks, and other food stuff for consumption on or off premises consumption and including restaurants, bars, taverns, nightclubs, banquet halls, and catering services, and also including bakeries, craft wineries, craft breweries, craft distilleries, and other specialty food or drink producers that provide for on-premises retail sales.

The project site is zoned Agricultural. Agricultural Commerce is an allowed use in the Agricultural district, Food Service is not an allowed use in the Agricultural district; Food Service is allowed in the Town Center Mixed Use and the Town Center Arterial districts. The Lake View Overlay district allows event facilities for private gatherings. The property is not in the Lake View Overlay district.

The application indicates and staff have confirmed the location was designated rural residential on the future land use map in the Comprehensive Plan. The comprehensive update of the Town zoning code and map retained agricultural zoning for this segment of Snell Road. Rezoning the property to R-2 Rural Residential would not allowed development as proposed.

Preliminary review by the local CEO indicates a 2nd story event center will not meet code.

Comments

1. The Town of Geneva should exercise caution regarding approval of commercial uses in the Agricultural Zoning district, especially those not associated with any nearby agricultural operation. If the Town of Geneva would like to allow such a use it is recommended that it be added as requiring a special use permit and that relevant conditions include reuse of existing agricultural buildings.
2. The existing driveway will be located on the brewery/event center parcel. Formal easements should be filed regarding continued access to the proposed house lot and in accordance with the driveway agreement providing access to a residence to the northwest of the property from this driveway.
3. What is the maximum guest occupancy for the 12,400 SF event space? Are 58 gravel parking spaces and approximately 16 lawn overflow parking spaces sufficient for the number of guests anticipated?

75.1 - 2020	Town of Geneva Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Edinger, Derek	
Tax Map No(s):	119.00-1-41.211	
Brief Description:	Subdivision and site plan to create a 3.9 acre lot for the existing residence and 3.6 acre lot with existing barn for development as a craft brewery with a 12,374 SF second story event space, new driv eway and parking area, and new pole barn for equipment and inventory storage at 566 Snell Road in the Town of Geneva.	

See information at 75-2020.

76 - 2020	Town of Geneva Town Board	Class: 2
Referral Type:	Subdivision	
Applicant:	Filer, Ted	
Property Owner:	Gershman Propertieis LLC	
Tax Map No(s):	103.00-3-45.200	
Brief Description:	Subdivision and PUD to create a 4.41 acre lot for 69,000 SF self -storage with 10% green space in former BJ building and a 3.53 acre for a new 14,000 SF mixed use building with two 4,000 SF restaurant s with drive thru and a 6,000 SF retail space with 44% greenspace. https://www.co.ontario.ny.us/DocumentCenter/View/24231/76-2020-Site-Plan	

This redevelopment of the former BJs building and parking area would result in increasing open space by .59 acres to 24.5 percent overall on the 7.9 acre site. Parking will be adding where the fueling facility was demolished and greenspace will replace parking along the south and west perimeter of the site and around the drive thru loop at the north end of the new building. The application indicates any new lighting would be no higher that existing lighting.

The Development Plan for the rezoning indicates 147 parking spaces are required and 199 are proposed. The plan shows approximately 80 parking spaces on Lot 1 and 117 spaces on Lot 2. Based on review of the Town Code, required parking spaces by use are as follows:

8,000 SF restaurant use at 15 space/1,000 SF	120 spaces	Lot 2
6,000 SF retail use at 1 space/400 SF	15 spaces	Lot 2
69,000 SF self storage use at 1 space/6,000 SF	12 spaces	Lot 1

The proposed subdivision allocates the majority of the open space to Lot 2, the new development site, and less parking than proposed uses would require. The proposed subdivision also unevenly allocates open space 9.6 % of Lot 1 and 44 % of Lot 2.

The property is also proposed for rezoning from Town Center Arterial to PUD. PUD regulations require area proposed for rezoning be at least 5 acres and that proposed development retain 35 % open space. As outlined in the definition of open space in 165-3 open space may protect and preserve floodplains, wetlands, slopes of 25% +, natural drainage ways; architectural and cultural resources; matures woodlands, geologic features, meadows; upland buffer and/or provide for landscaped common areas and traffic islands.

The PUD regulations require applicant to provide area, setback, building density, and height limits; statement of purpose; building and architectural characteristics; evaluate external traffic impacts on adjacent properties and impact of project on local taxation; and conceptual stormwater management. The regulations also indicate proposed development shall not impose an unreasonable burden upon essential public facilities including drainage structures. Where such facility is not adequate to service the PUD, the applicant is responsible establish its ability, willingness, and binding commitment to satisfy the Town Board and Planning Board of its plan to remedy and to file needed easements.

The process for designation as a PUD includes Town Board review in consultation with the Planning Board. The Town Board is required to act with days, to notify OCPD of decision, and to send the final Development Plan to the Planning Board. As part of its site plan approval, the Planning Board may allow minor adjustments to the Development Plan such as boundary of open space or yard area. Final Development Plan approval lapses in 1 year if not extended although the rezoning stands.

Comments

1. In reviewing this requested rezoning, development plan, and subdivision the Town Board should consider an appropriate location for a through road connection from Berryfields Road through this parcel and/or 103.00-3-49.100 to the south and east and continuing through the Town Center Mixed Use district to SR 14A.
2. The Town Board should balance the likely need for proposed parking and the impact of the extra impervious areas and consider whether any areas should be converted to green space and shown on the development plan as land banked parking. In any case, the parking should meet the standards of 1 canopy tree for every 5 parking spaces and related spacing requirements.
3. Is the eastern most access point intended for trash pickup and delivery vehicles only? If not, service areas should be appropriately screened from customers using the driveway. In any case the service areas should be appropriately screened from the adjacent property.
4. The Town Board should consider the appropriate orientation of the proposed building facing: the storage building as proposed, facing NYS 5/US 20, or facing Berryfields Road.
5. The Town Board should consider whether any building mass and articulation standards should be included to ensure appropriate facade elements are included on each building side given building orientation to roads, driveways and other uses.
6. What is the height of the existing lighting? Is this height suitable for the desired character of the proposed redevelopment?
7. What are the setbacks associated with the proposed Development Plan? Are they appropriate?
8. The application letter indicates the overall percent open space in the area rezoned to PUD would be 24.5 % open space, however, the PUD Development Plan indicates both Lot 1 and the overall site would have 9.6 percent open space. In any case, the PUD as proposed would require an Area Variance from the 35% open space requirement.
9. The Town Board may want to consider amending its PUD regulations to make PUD rezoning revert to previous zoning if Development Plan lapses at a longer interval.

76.1 - 2020	Town of Geneva Town Board	Class: 2
Referral Type:	Map Amendment	
Applicant:	Filer, Ted	
Property Owner:	Gershman Propertieis LLC	
Tax Map No(s):	103.00-3-45.200	
Brief Description:	Subdivision and PUD to create a 4.41 acre lot for 69,000 SF self -storage with 10% green space in former BJ building and a 3.53 acre for a new 14,000 SF mixed use building with two 4,000 SF restaurant s with drive thru and a 6,000 SF retail space with 44% greenspace.	

77 - 2020	Town of Geneva Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Farrington, Patrick	
Property Owner:	Vance Metals	
Tax Map No(s):	90.12-1-1.110	
Brief Description:	Site plan for 4 -6,000 SF expansion at Vance Metals 251 Gambee Road in the Town of Geneva. https://www.co.ontario.ny.us/DocumentCenter/View/24248/77-2020	

The addition would be located on the south end of the western portion of the large building facing SR 14.

78 - 2020	Town of Geneva Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Somers, James	
Tax Map No(s):	133.12-1-10.000	
Brief Description:	Area and use variance for 24'x'30' storage building at 4217 Glass Factory Bay Road in the Town of Geneva. https://www.co.ontario.ny.us/DocumentCenter/View/24232/78-2020-4217-Glass-Factory-Bay-Aerial	

See information at 78.1-2020.

78.1 - 2020	Town of Geneva Zoning Board of Appeals	Class: 2
Referral Type:	Use Variance	
Applicant:	Somers, James	
Tax Map No(s):	133.12-1-10.000	
Brief Description:	Area and use variance for 24'x'30' storage building at 4217 Glass Factory Bay Road in the Town of Geneva.	

The materials submitted do not include dollars and cents documentation for why the use variance is warranted to allow a garage on a property without a principal building. Contrary to the applicant's statement, there appears to be sufficient accessible space on the lot for an attached garage.

79 - 2020	Town of Geneva Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Brubaker, Kristen	
Tax Map No(s):	147.00-1-7.121	
Brief Description:	Area variance for accessory building in front of proposed house site on 10 acre lot on Armstrong Road in the Town of Geneva.	

80 - 2020	Town of Geneva Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Wallace, Tracey	
Tax Map No(s):	90.00-1-73.000 90.00-1-74.000	
Brief Description:	Subdivision to create 29 single family home lots and 1 lot for five 10-unit multi-family buildings at 212 Carter Street north of Rosewood Drive in the Town of Geneva. https://www.co.ontario.ny.us/DocumentCenter/View/24233/80-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/24234/80-2020	

The development site includes two parcels a 32.7 acre rural residential parcel with access off Rosewood Drive and an 18.7 acre parcel with access off Rosewood Drive and Carter Street. The larger parcel also borders the Boys & Girls Club property and a 1.5 mile ROW owned by and connected to the Cornell Agricultural Station lands east and west of CR 6. It is developed with a single family home built in 2015 that appears to have access off Carter Street that is shared by the solar panel project on the smaller parcel.

The smaller parcel, excluding access points and the northern portion of the larger parcel are zoned R-5 High Density Residential which allows single family, two-family, and townhouse uses at a maximum density of 12 units/acre and maximum building, parking, and road coverage of 70 percent. The remaining lands are zoned R-1 Suburban Residential which allows single family, two-family,

and townhouse uses at a maximum density of 4 units/acre and public utility uses. There are also a variety of community uses allowed by special use permit in both districts. Phase I consists of 50 rental townhouses and 23 of the single family home proposed in the area zoned R-5. These SF lots are mostly 3,600 SF. Phase II includes 6 single family homes on larger lots than phase I area zoned R-1.

The existing home is proposed for use as a community building and the existing .23 acre pond will remain. The existing driveway is proposed for redevelopment as a town road with 3' paved shoulders along both sides and a concrete sidewalk along the south side, and providing access to parking for a community building and one of the MF buildings. The remaining uses are sited along a proposed private loop off this road. The loop road has paved shoulders and sidewalk along some segments and concrete gutters in other areas.

The site plan also shows development of a pool, 2nd community building, 2 greenhouse, 8 stormwater management areas, 2 storage unit buildings, presumably for townhouse residents, and areas for the central solar battery bank and vegetable gardens. Application materials also indicate 100 parking spaces and lighting along the central pedestrian path. No mention is made of parking lot lighting. The buildings and parking cover approximately 5.5 acres of the combined 51.4 acres replacing most of 8.1 acres of forest with development and 2.9 acres of lawn.

The landscaping plan indicates 1 tree/8 spaces in the townhouse parking areas and one tree on each SF lots. There are no trees indicated along the public road or along portions of the loop road fronting townhouses or the existing pond. No foundation landscaping is shown roads, around MF or community buildings. The properties are not served by public water or sewer although adjacent properties are and district extensions are proposed.

According to OnCor the properties are not in the agricultural districts, though 92 % are prime soils, and not subject to wetland, floodplain, or steep slope development constraints. The EAF, though not OnCor indicate the properties are the properties are located over a principal aquifer.

Comments

1. The applicant should be required to show the full allowable development potential of the property and potential road and trail linkages to adjacent sites.
2. Consider requiring at stub at the end of the proposed public road to serve potential future development.
3. Given the number of units proposed, a second access point will be necessary.

81 - 2020	Town of Phelps Zoning Board of Appeals	Class: 1
Referral Type:	Area Variance	
Applicant:	Young, Jason	
Tax Map No(s):	24.00-1-1.12	
Brief Description:	Area variance for 13.1' side setback when 20' is required for addition to north side of home at 503 Marbletown Road in the Town of Phelps. Adjacent property to the north is in the Town of Arcadia and under same ownership. https://www.co.ontario.ny.us/DocumentCenter/View/24235/81-2020-AV20-03-county	

The proposed 600 SF addition is to the northwest corner of the house built in 1900. The area variance is for a 13' side setback when 20' required. The lot is 1.3 acres. The applicant also owns the adjacent 5.4 acre vacant lot which is in Wayne County.

82 - 2020	Town of Canandaigua Planning Board	Class: Withdrawn
Referral Type:	Site Plan	
Applicant:	Venevia Associates	
Property Owner:	Keiran, Susan	
Tax Map No(s):	140.11-1-14.000	

Brief Description:	Site plan and area variances for proposed house and garage with 3,590 footprint at 4691 Menteth Drive in the Town of Canandaigua. The project requires 3 variances for a 15.75' front setback when 60' is required, a 33.43' rear/lake setback when 60' is required, and 17.8 percent building coverage when 15 percent is allowed.
--------------------	---

82.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: Withdrawn
Referral Type:	Area Variance	
Applicant:	Venevia Associates	
Property Owner:	Keiran, Susan	
Tax Map No(s):	140.11-1-14.000	
Brief Description:	Site plan and area variances for proposed house and garage with 3,590 footprint at 4691 Menteth Drive in the Town of Canandaigua. The project requires 3 variances for a 15.75' front setback when 60' is required, a 33.43' rear/lake setback when 60' is required, and 17.8 percent building coverage when 15 percent is allowed.	

83 - 2020	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Site Plan	
Applicant:	Venezia Associates	
Property Owner:	Taylor, Robert & Susan	
Tax Map No(s):	98.19-1-3.000	
Brief Description:	Site plan and area variance for attached garage addition at 3564 Otetiana Point in the Town of Canandaigua. Project requires an area variance for 27.4' front setback when 60' setback from private RO W is required.	

83.1 - 2020	Town of Canandaigua Zoning Board of Appeals	Class: AR 1
Referral Type:	Area Variance	
Applicant:	Venezia Associates	
Property Owner:	Taylor, Robert & Susan	
Tax Map No(s):	98.19-1-3.000	
Brief Description:	Site plan and area variance for attached garage addition at 3564 Otetiana Point in the Town of Canandaigua. Project requires an area variance for 27.4' front setback when 60' setback from private RO W is required.	

OCDPW Comment The proposed garage placement may conflict with the location of the sewer lateral serving the property.

84 - 2020	Town of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Pearson, Benjamin	
Property Owner:	Fulcrom Holdings, LLC	
Tax Map No(s):	14.02-1-1.211	
Brief Description:	Site plan for 960 SF accessory storage building at 788 Dutch Road in the Town of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/24236/84-2020-site-plan	

The proposed building, like a similar building built in 2018, will include a raised bed and oversize gutters to reduce stormwater impact of increased sheet flow to adjacent drainage ditch.

Comment Are building stormwater management features sufficient to minimize quantity and quality impact of increased run off from proposed building and asphalt areas on the adjacent drainage ditch.

85 - 2020	Village of Victor Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Sweet, Robert	
Property Owner:	Gross, Scott	
Tax Map No(s):	16.17-2-49.100	

Brief Description:	Replacement of underground fuel storage tanks at Speedway, 239 West Main Street in the Village of Victor. https://www.co.ontario.ny.us/DocumentCenter/View/24237/85-2020-Page2 https://www.co.ontario.ny.us/DocumentCenter/View/24238/85-2020-VAMP-excerpt
--------------------	---

No modification of existing access, building, or parking are anticipated. The fuel canopy must be demolished to remove underground storage tanks and will be replaced with same materials and footprint. The underground storage tanks and concrete pad above the tanks will be relocated to the grass area to the west of the canopy.

According to OnCor there are areas of 16-30 percent slope along the western portion of the developed lot adjacent to the RR ROW.

Comments

1. What is the height of the replacement canopy? Is it higher than existing canopy height?
2. Canopy lighting should be recessed.
3. What existing grass areas will remain? How large is the new concrete area above new tanks in the existing grass areas? What changes in stormwater will result from changes in area of impervious surface?
4. The Victor Access Management Plan identifies desirability of onsite pedestrian connection from SR 96 to the RR ROW/conceptual future road. The site plan should include such a connection, perhaps along the western most property line.
5. What is the size of the existing tanks?
6. Will there be sufficient separation between entering vehicles and vehicles using the air machine? Will a portion of the existing line of wheel stops be retained?
7. The Victor Access Management Plan identifies a future vehicle access connection from the RR ROW/Conceptual future road to be shared with the property to the east. The applicant may want to ensure the site can accommodate this future access point.

86 - 2020	Town of East Bloomfield Planning Board	Class: n/a
Referral Type:	Technical Review	
Applicant:	Graham, Aaron	
Property Owner:	Iam Ackroyd-Kelly, Ashley Bradford &	
Tax Map No(s):	79.00-3-14.120	
Brief Description:	Technical review of exempt special use permit renewal based on change in ownership of a horse boarding and training facility at 2856 Canan Road in the Town of East Bloomfield. https://www.co.ontario.ny.us/DocumentCenter/View/24239/86-2020-aerial	

The existing access drive and building are in the northeast corner of the lot. According to OnCor there is a stream that crosses Canan Road at the southern third of the property frontage and a small area of a larger floodplain along the southern boundary. There is a second stream corridor with associated 16 to 30 percent slopes at the western end of the property. The property and all adjacent properties are in the agricultural district.

87 - 2020	Town of Farmington Planning Board	Class: AR 1
Referral Type:	Subdivision	
Applicant:	Aldrich, Dianne	
Tax Map No(s):	31.00-1-6.210	
Brief Description:	Subdivision into 2 lots of a 10 acre lot at 4811 Herendeen Road east for CR 28 in the Town of Farmington.	

The parent parcel has 411' of road frontage and a driveway providing access to a home. Lot 1 will be 1.87 acres with 193' of frontage and the existing house. Lot 2 will be 8.1 acres, mostly wetlands some wooded, and have 219' of road frontage.

The A-80 district allows lots with conventional septic systems to be developed with 150 of road frontage. It is unclear whether either the existing home or proposed lot meets this standard. Lots not suitable for a conventional septic system require 300' of frontage

Comments The referring board should clarify the proposed lots meet lot frontage requirements.

88 - 2020	Village of Manchester Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Sramonine, Jeremie	
Property Owner:	Aldrick, George	

Tax Map No(s):	32.13-2-39
Brief Description:	Site plan for 448 SF metal addition to Reinvention Brewing building at 9 N. Main Street (SR 21) in the Village of Manchester. Project also requires lot line adjustment. https://www.co.ontario.ny.us/DocumentCenter/View/24240/88-2020-site-plan

The proposed addition will house office, storage, and cooler. A portion of the addition extends onto adjacent lot 32.11-2-40.1.

Comment The referring body should ensure the applicant completes a lot line adjustment before approving the addition.

89 - 2020	Town of Farmington Town Board	Class: 1
Referral Type:	Townwide Stormwater Management Plan	
Applicant:	Town of Farmington	
Brief Description:	Stormwater Management Plan for the Town of Farmington. https://www.co.ontario.ny.us/DocumentCenter/View/24241/89-2020-Farmington---DRAFT-SWMP-Plan-2019---Full-Report	

The proposed Town of Farmington Stormwater Management Plan is intended to reduce discharge of pollution and identified minimum control measures related to public education, illicit discharge detection and elimination, construction site run-off control, post construction stormwater management, and pollution prevention. The Plan catalogs the 31 private stormwater management facilities developed since 2013 and the 12 town owned facilities.

Of note to other communities is the town's ultimate responsibility for proper operation and maintenance off all town owned and private stormwater management facilities, its commitment to inspect all facilities annually, and efforts to secure formal stormwater management agreements and access easements to ensure proper operation and maintenance.

90 - 2020	Town of Gorham Zoning Board of Appeals	Class: AR 2
Referral Type:	Area Variance	
Applicant:	Kzapt, Richard	
Property Owner:	Gilenz, Susan	
Tax Map No(s):	113.07-1-43.000	
Brief Description:	Area variance for proposed 264 SF garage expansion on rear/east side of existing garage 3696 Nibawaauka Beach in the Town of Gorham. The garage is across the road from the house on this lakefront lot. The shed would increase lot coverage from 32 percent to 34 percent when 30 percent is allowed	

The minimum side setback of the existing garage is 8.7'. The side setback of the addition would range from 11.5 to 12.75' when 15' is required.

91 - 2020	Town of Victor Zoning Board of Appeals	Class: AR-1
Referral Type:	Area Variance	
Applicant:	BME Associates	
Property Owner:	MCA Group	
Tax Map No(s):	15.0-1-71.000	
Brief Description:	Area variance for 13.2 SF medical office sign at SR 96 and Omnitech Place. Variances are required to allow off-premises sign on land owned by Thurway Authority, to allow sign within the SR 96 ROW, and to allow sign within 35 ' of the pavement of Omnitech Place.	

The proposed 6' high, 5' wide monument sign is for a 22,000 SF orthopedic office building at 7670 Omnitech Place. The proposed sign and location received NYSTA and NYSDOT permits. The area variance for the setback from Omnitech Place is dues to lot configuration and topography. If the sign were setback 35' setback from the ROW, the sign would be below the grade of the roadway. Such a location does not provide desired separation from sign on adjacent Wilkens RV property nor good visibility. Any sign maintenance would require a NYSDOT work permit

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

92 - 2020	Town of Seneca Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	Martin, Abram	
Tax Map No(s):	103.00-1-62.100	
Brief Description:	Site plan and special use permit for Sweetwater Propane installation of bulk propane plant at 1116 SR 5/US 20 in the Town of Seneca. Project includes a 60,000 gallon, 250 psi ASME LP Bulk Storage Tank and related equipment including fencing, lighting, and security features such as crash protection around the tank. https://www.co.ontario.ny.us/DocumentCenter/View/24242/92-2020-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/24243/92-2020-more-Site-Plan---Sweetwater-Propane	

The proposed propane facility will be in a 100'x122' fenced area behind the applicant's existing overhead door business and will include the 60,000 storage tank as well as a 12'x24' office and a 32'x60' truck garage. There is a proposed infiltration basis to the north east of the proposed development. There is a combination swing and slide gate for gas delivery vehicle and 2 additional 4' egress gates.

Referred materials include a fire safety assessment with record of compliance with separation, water availability and firefighting capabilities of Seneca Castle Fire District provided by Fire Chief. Public water is available along this stretch of SR 5/US 20 with hydrants at the overhead door company, 84 Lumber to the east of the site, and the car dealership across the street.

Comments

1. The site plan does not indicate the route LP Gas transport vehicles will take to the facility or the surface of this driveway.
2. The site plan does not include details on lighting described in Fire Safety Assessment. Any lighting should include full cut off fixtures to minimize light pollution.
3. The Site Plan indicates a 15' required setback on the adjoining property to the north. Does existing zoning require a 15' side and rear setback for principle and accessory uses?
4. Is vehicle impact protection need around the tank?