



Planning Board

Draft Minutes for March 10, 2010

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Class 2 Referrals

- Introduction -

This document will serve as both the draft minutes for the Ontario County Planning Board and as the **Official Notice of Findings and Decision** for the applications heard by the CPB. It can also be viewed at the Ontario County Planning Department Website:

<http://www.co.ontario.ny.us/planning/cpbsch.htm>

- General Procedures -

The Ontario County Planning Board meets once each month to review referred local actions for intermunicipal and countywide impacts. They are separated into two categories: Class 1 & Class 2.

Class 1's are applications that the CPB has formally decided have little potential intermunicipal or countywide impact. The CPB will identify such an impact for Class 2 applications before voting to approve, modify or deny.

- Legal Obligations for Referring Agencies -

Class 1

If an application has been returned to the referring agency as a Class I, then the only requirement is that they consider any Board comments forwarded to them by the CPB. Referring agencies are asked to read any Board Comments into the minutes of a meeting or hearing held for the subject application.

Class 2

If the CPB has voted to **deny or modify** a referred application then the local board needs a majority plus one vote of their full board to act contrary to that decision. CPB **approvals without modification** require no extraordinary local action. However, in all cases, the referring agency is still required to consider CPB comments as they would for Class 1 applications.

- Incomplete Applications -

Referrals need to meet the definition of "full statement of such proposed action" in NYS General Municipal Law. The CPB's determination regarding the completeness of a particular application is supported by factual findings and is made, whenever practical, after consulting with the submitting official or the chairs of referring agencies. The CPB will not make a recommendation on an application that they have determined to be incomplete.

[NYS General Municipal Law, Article 12-b Section 239-m \(c\)](#)

- Reporting back to the CPB -

Report of final action - Within thirty days after final action, the referring body shall file a report of the final action it has taken with the county planning agency or regional planning council. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report."

[NYS General Municipal Law, Article 12-b Section 239-m, Part 6.](#)

Class 2 Referrals

County Planning Board Members: -

Cities:

Canandaigua - John Thompson*

Geneva - Mary Bogin*

Towns:

Bristol - Thomas Neary*

Canadice - **Stephen Groet***

Canandaigua - Mary Prince*

East Bloomfield - **Arthur Babcock**

Farmington - Mary Neale*

Geneva - Alan Deuel*

Gorham - **George McCadden***

Hopewell - Kirk Locus*

Manchester - **Jaylene Folkins, Chair***

Naples - Terrence Hopper*

Phelps - **Glen Wilkes***

Richmond - Bruce Campbell*

Seneca - **Clifford Kunes**

South Bristol - Peter Osborne

Victor - **John Palomaki***

West Bloomfield - **Richard DeVecchio, Vice Chair***

* Indicates attendance at the meeting. Names in bold are members that currently serve on a local Legislative body, Planning Board or ZBA.

County Staff Present:

Maria Rudzinski, Ontario County Department of Planning

Linda Frasca, Administrative Assistant, Ontario County Department of Planning

Guests:

Michael Flanigan on Behalf of Wayne Chanler

Al Hawker – Zotos International

Ross Gansz – Zotos International

Jack O'Donnell – Zotos International

Bob Tyson, Esq. – Bond, Schoeneck & King on behalf of Zotos International

Mark Massa, Plant-IQ on behalf of Zotos International

James Pippin – Environmental Design & Research on behalf of Zotos International

David Gage – City of Geneva

Call to Order/Roll Call: Jaylene Folkins called the March 10, 2010 County Planning Board meeting to order at 7:30; with Ms. Frasca doing roll call and reporting that 11 members were present meeting the requirement to establish a quorum. Let the record show the following additional CPB Members arrived after roll call as indicated below:

7:32 p.m. – George McCadden

7:35 p.m. – Mary Bogin

7:37 p.m. – Alan Deuel

7:40 p.m. – Glenn Wilkes

Total CPB Members present at the March 10, 2010 CPB meeting: 15

The actions described below are not necessarily listed in order of occurrence.

Class 2 Referrals

CLASS 1 REFERRALS:

38 - 2010 City of Geneva Planning Board Class: 1

Type: *Subdivision*

Related Referrals: *n/a*

Applicant: *David & Theresa Gage*

Property Owner: *David & Theresa Gage*

Representative: *David M. Clark, PLS*

Tax Map Parcel #: *104.15-3-11; 104.15-3-12; 104.15-3-13*

Brief Description: *Subdivision of a portion of 48 Hamilton St to 52 Hamilton St. in the City of Geneva*

The applicant proposes to subdivide Parcel A, containing 280+/- square feet from 48 Hamilton Street and annex it to 52 Hamilton Street. 48 Hamilton Street, referred to as “Lot 1” (excluding Parcel A), will contain 4,733 +/- square feet. 52 Hamilton Street, referred to as “Lot 2” (including Parcel A), will contain 5,287 +/- square feet. The purpose of annexing Parcel A to 52 Hamilton Street is to make room for additional parking to serve the property. 554 South Main Street provides the access drive to the parking area.

Review Area	Description	Review Comment
Existing/ Neighboring Land Uses	<ul style="list-style-type: none"> ▪ Present use residential, in historic district ▪ Lot 1: single family house ▪ Lot 2: 3 family house. ▪ Surrounding uses are residential 	
Zoning	<ul style="list-style-type: none"> ▪ In MR-HD District ▪ Chapter 310 Subdivision Regulations ▪ The proposed use, parking, is permitted by present zoning, but... ▪ The H-R District regulations permit, under accessory uses, parking for “not more than two vehicles.” (§350-26.2C) The applicant proposes to have 3 spots for each lot. 	<ul style="list-style-type: none"> ▪ Since all the lots involved are nonconforming and no additional nonconformity is being created sine the parking spaces already exist, the City determined that no other variance or approval was required.
Infrastructure		<ul style="list-style-type: none"> ▪ It appears as though the future Parking space proposed for 52 Hamilton Street would interrupt the existing gravel walk that connects the house to the current parking. The survey does not indicate how or if that walk would be redesigned to offer the same functionality.
Traffic/Access Mgt.	<ul style="list-style-type: none"> ▪ Parking- Lot 1 will have 3 spaces; Lot 2 will have 2 	

Class 2 Referrals

	spaces near term and 1 to be added in the future	
Stormwater Drainage	<ul style="list-style-type: none"> ▪ Public 	The application does not indicate what material will be used for the proposed parking spaces. An impermeable material may affect drainage.

BOARD ACTION: Motion made by Mary Bogin, seconded by Mary Neale, that application #38-2010 be retained as a Class 1 and returned to the municipality for the following reason with the above comments and the following:

REASON: The application does not appear to have any significant county-wide, intermunicipal, or community character impacts.

Motion carried.

33 -2010 Town of Farmington Planning Board Class: 1

Type: *Subdivision*

Related Referrals: *n/a*

Applicant: *1816 Farmington Quaker*

Property Owner:

Representative: *Clark Surveyors*

Tax Map Parcel #: *9.00-1-7.100*

Brief Description: *Subdivision of land owned by Farmington Friends Church into two lots at CR 8 and Sheldon Rd.*

The Applicant proposes to subdivide Parcel 9.00-1-7.100, which is currently comprised of two disconnected pieces located at the northeast and southeast corners of the Sheldon Road/County Road 8 intersection. This subdivision application is part of a plan to relocate the 1816 Farmington Quaker Meetinghouse to the south part of the property. Ultimately, the building, which is two stories high, 47 feet wide, and 60 feet long (2,820 square feet), is to be restored and used as an historic building museum. Public parking will be available on site. The estimated cost of proposed improvements is \$1,00,000. The amount of land affected is 4.854 acres of a 7 acre site.

This application is for subdivision, only, although a site plan application will be required.

Review Area	Description	Review Comment
Existing/ Neighboring Land Uses	<ul style="list-style-type: none"> ▪ Northern part of property (~2 acres) used as church. Southern part of property (~5 acres) currently agriculture. ▪ Surrounding uses include a cemetery, agriculture, and residential. 	
Land Cover	<ul style="list-style-type: none"> ▪ Tillable farmland ▪ The slope of the site is gradual. 	
Zoning	<ul style="list-style-type: none"> ▪ A-80 ▪ §144 	

Class 2 Referrals

Water Resources	<ul style="list-style-type: none"> ▪ Wetlands on site 	<ul style="list-style-type: none"> ▪ Location and size of wetland on property is negligible.
Infrastructure	<ul style="list-style-type: none"> ▪ Intend to add parking to accommodate the public use of the museum 	
Traffic/Access Mgt.	<ul style="list-style-type: none"> ▪ N/A 	
Stormwater Drainage	<ul style="list-style-type: none"> ▪ private 	
Agriculture	<ul style="list-style-type: none"> ▪ The site is currently being farmed and is in Agricultural District #1. 	

BOARD ACTION: Motion made by Mary Neale, seconded by John Palomaki, with the recommendation that application #33-2010 be retained as a Class 1 and returned to the municipality with the comments contained in the table above:

Motion carried.

29 - 2010 Village of Naples Planning Board Class: 1

Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *Wayne Chanler*

Property Owner:

Representative:

Tax Map Parcel #: *201.14-1-27.000*

Brief Description: *Area variance for temporary three-year modular addition to dentist office at 106 Main St. in the Village of Naples.*

Two Area Variances 1) Reduction of north side setback from 10' to 7.2'; and 2) Reduction of south side setback from 10' to 3' (See 30-2010 for Site Plan Approval)

BOARD ACTION: Motion made by John Thompson, seconded by John Palomaki with the recommendation that application 29-2010 and 30-2010 be retained as a Class 1 and returned to the municipality with the following comment(s): See Application 30-2010 for comments.

Motion carried.

30 - 2010 Village of Naples Planning Board Class: 1

Type: *Site Plan*

Related Referrals: *n/a*

Applicant: *Wayne Chanler*

Property Owner:

Representative:

Class 2 Referrals

Tax Map Parcel #: 201.14-1-27.000

Brief Description: *Site plan for temporary three-year modular addition to dentist office at 106 Main St. in the Village of Naples.*

Project includes: Construction of a 14.0' x 20.0' temporary modular one-story addition connected to the rear of the primary structure (dental office building) for a period of no more than thirty-six (36) months from the date of placement on 0.082 acres at 106 North Main Street (See 30-2010 for Area Variances).

BOARD ACTION: Motion made by John Thompson, seconded by John Palomaki with the recommendation that application 29-2010 & #30-2010 be retained as a Class 1 and returned to the municipality with the following comment(s):

COMMENTS:

- From a zoning compliance standpoint, this is a complicated project. The Village should review the various code issues to make sure that proper applications are being made.
- Setbacks are already in violation based on the Code and the addition of the temporary structure may violate the maximum lot coverage.
- Make sure the existing concrete walls are sound enough to adequately support a modular addition on top of them.
- Make sure all existing active septic, water, gas, electric, and other utilities will be protected at all times during construction of addition.
- Make sure a condition of this project is the removal of the temporary structure after 3 years.
- If water, electric, and/or gas hookups are needed in the new addition, make sure to obtain proper permits.
- The addition may cause additional stormwater runoff and flooding on this parcel and on adjacent properties. Stormwater could pool if not drained properly. Increased stormwater and flooding could flood the septic holding tank.
- Make sure owner of adjacent parking lot is made aware of impact.
- According to the Survey Map, the steps in the back of the building will be accessed near the concrete wall below the addition. Make sure the new addition does not cause increased stormwater runoff and flooding of the steps and ramp below the addition.
- The addition should be designed to be compatible with the existing building and surrounding area.

Motion carried.

31 - 2010 Town of Victor Zoning Board of Appeals Class: 1

Type: *Amendment to an existing area variance.*

Related Referrals: *n/a*

Applicant: *Harwood Enterprises*

Property Owner:

Representative:

Tax Map Parcel #: 15.00-2-33

Brief Description: *Amendment to previously granted area variance to add spray booth at Harwood Enterprises 7385 Willowbrook Rd. - Town of Victor*

Class 2 Referrals

- In June, 2006 the ZBA granted an area variance with vary specific conditions attached to allow the operation of a motor vehicle repair use within 1,000 feet of a residentially zoned district with the condition that a spray booth was prohibited.
- The applicant is requesting that that condition be removed so that a spray both that comes in a self-contained package may be installed. The applicant states that the high quality custom work that they perform requires this equipment.

BOARD ACTION: Motion made by Terrence Hopper, seconded by George McCadden, that application #31-2010 be retained as a Class 1 and returned to the municipality with the following comment(s):

COMMENT: The applicant has not addressed what has changed since the area variance was initially granted that would warrant that the condition “that a spray booth is prohibited” be removed other than the expansion of business services.

Motion carried.

34 - 2010 Town of Farmington Planning Board Class: 2

Type: *Site Plan*

Related Referrals: *n/a*

Applicant: *T Lay Properties*

Property Owner:

Representative: *Ray Phillip Jr.*

Tax Map Parcel #: *30.00-1-28.000*

Brief Description: *Site plan for reconstruction of building destroyed by fire and construction of new storage building for T. Lay Properties at CR 8 and SR 96 on 2 acre parcel.*

In addition to the items described above, the applicant proposes installation of privacy fence, gated access, containment of the dumpster, dark sky compliant lighting.

Review Area	Description	Review Comment
Existing/ Neighboring Land Uses	<ul style="list-style-type: none"> ▪ Current uses: Auto repair, towing, sales, and truck repair. ▪ Western and southern border is farmland. A business and residence is across CR 8 to the east. 	
Land Cover	<ul style="list-style-type: none"> ▪ Existing business covers half the parcel. ▪ The southern portion is in grass with an indication that is for future development. 	
Water Resources	No onsite or adjoining resources.	
	<ul style="list-style-type: none"> ▪ Served by public water and private septic 	

Class 2 Referrals

Infrastructure	system	
Traffic/Access Mgt.	<ul style="list-style-type: none"> ▪ Located on Rt. 96. ▪ Access is off CR 8 	
Stormwater Management	<ul style="list-style-type: none"> ▪ No information is provided. ▪ The parking lot is to be paved increasing impervious surface area. ▪ Berming is being added which could impact site drainage. 	<ul style="list-style-type: none"> ▪ Consideration should be given to current and future stormwater management needs. ▪ Compliance with state stormwater management regulations should be checked.
Agriculture	<ul style="list-style-type: none"> ▪ The parcel is in Agricultural District #1 but contains no active farmland 	

BOARD ACTION: On a motion by George McCadden, seconded by John Thompson, the Board acknowledges that the applicant is proposing improvements which will be of benefit to the Rt. 96 corridor. Since the site plan and application provided limited information about the project, the Board recommends approval of application #34-2010 as a Class 2 and returned to the municipality with modifications:

MODIFICATION: Applicant should submit additional site plan information that includes:

- A stormwater management plan and compliance with all related regulations;
- Delineates the location of outdoor storage areas;
- Details type and duration of materials/items be stored outside;
- Landscape plan providing details on the berming, plantings, fencing etc;
- Signage plan providing information required by town code;
- A lighting plan.
- Any proposed storage of licensed or unlicensed vehicles and duration of storage.

Motion carried.

Excused: Board member, Tom Neary excused himself from the 3/10/2010 CPB meeting at this time (9:00 p.m.).

28 - 2010 Town of Victor Zoning Board of Appeals Class: 2

Type: *Area Variance*

Related Referrals: *1-2009*

Applicant: *Cane Bogojevski*

Property Owner:

Representative:

Tax Map Parcel #: *28.02-1-51.00 (Site Plan0*

Brief Description: *Area variance for stream setback to construct a building at Advent Auto Parts, 6608 SR 96, Town of Victor*

Class 2 Referrals

Review Area	Description	Review Comment
<ul style="list-style-type: none"> ▪ The applicant had previously been allowed to reconstruct a building that was in disrepair that didn't meet the stream setback requirement. (CPB Referral #1-2009) The applicant now wants to connect the two existing buildings with a 1,200 sq. ft. building that will be setback from the stream 20' instead of the required 75'. ▪ The applicant owns the adjoining parcels and the businesses are 'interrelated'. No coordinated site plan for the three parcels is provided. 		
Existing/ Neighboring Land Uses	<ul style="list-style-type: none"> ▪ Advent Auto occupies the 6 ac. project parcel. ▪ Auction Direct adjoins the parcel to the east. ▪ "Owl Homes" modular home adjoins on the west and is Auction Direct's corporate office. ▪ The railroad adjoins on the north. 	The Conservation Board's report to the ZBA states that multiple items are being stored within the 75' buffer: boat, rusting materials, & storage tanks.
Land Cover	The project parcel had structures and parking.	
Water Resources	<ul style="list-style-type: none"> ▪ An unnamed tributary to Great Brook parallels the western boundary. (+/- 720' from Great Brook confluence.) ▪ In Mud Creek watershed ▪ A portion of a pond is located on the 	The Town Conservation Board stated that it does not condone a variance for a stream bank.
Floodplain	The project is located in a FEMA floodplain.	No information is provided about FEMA floodplain regulatory compliance of either the existing structures or the proposed addition.
Infrastructure	<ul style="list-style-type: none"> ▪ Served by public water and sewer system 	
Stormwater Management	<ul style="list-style-type: none"> ▪ No stormwater management information is provided. 	<ul style="list-style-type: none"> ▪ If the applicant has not yet done so, they should consult with the OC SWCD regarding compliance with stormwater management regulations.

BOARD ACTION: After reviewing the information provided in the above table, **motion was made by Mary Bogin, seconded by Stephen Groet, to deny application 28-2010 with the following comments.**

COMMENTS:

- The County Planning Board concurs with the Town Conservation Board's recommendation to the ZBA, and does not condone a variance for a stream bank variance.

Class 2 Referrals

- Construction in buffer area can have adverse consequence on water quality.
- Unregulated construction in a floodplain can have significant adverse impacts on property and public safety.
- Lacking a stormwater management plan, there can be significant adverse impacts to the water quality of the Mud Creek watershed.

Motion carried.

39 - 2010 City of Geneva Zoning Board of Appeals Class: 2

Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *Zotos International, Inc.*

Property Owner: *Geneva IDA*

Representative: *Michael M. Metz, Esq.*

Tax Map Parcel #: *91.13-1-1.00; 91.13-1-2.210; 90.12-3-2*

Brief Description: *Area Variance for construction of two 336' wind turbines adjoining the Guardian Glass Plant, City of Geneva*
(See #40-2010 for full project description and action taken.)

40 - 2010 City of Geneva Planning Board Class: 2

Type: *Site Plan*

Related Referrals: *n/a*

Applicant: *Zotos International, Inc.*

Property Owner: *Geneva IDA*

Representative: *Michael M. Metz, Esq.*

Tax Map Parcel #: *91.13-1-1.00; 91.13-1-2.210; 90.12-3-2*

Brief Description: *Site Plan approval for construction of two 336' wind turbines adjoining the Guardian Glass Plant, City of Geneva*

The Zotos International, Inc. is proposing construction of two wind energy turbines on a 6.6 acre project site on Forge Avenue. A subdivision is necessary to divide the 6.6 acres from the approximately 83 acre parcel owned by the Geneva City Industrial Development Agency upon which the Guardian Glass Plant is located.

Guardian Glass has agreed to relinquish its leasehold rights to the 6.6 acre parcel, the City IDA proposes to transfer the title to the County Industrial Development Agency which is providing loan assistance to Zotos, and Zotos will lease the newly created 6.6 acre landlocked parcel from the County IDA.

A site plan is required for new construction in this district. The site plan does not show any detail as to proposed grading changes nor how access to the site for construction and maintenance will be provided (no roads, drives, or parking materials or pavement is shown or specified).

Access to the site is presently provided from a driveway leading off of an internal circulation road on the parcel

Class 2 Referrals

containing the Guardian Glass factory, which is not part of the property to be transferred to the new 6.6 acre parcel. A use variance is necessary as the wind turbine use is not an allowed use.

Area variances are necessary as the wind turbines are proposed to be located closer than the 20 ft. minimum side yard setback. Architectural board review is required for new construction in this district.

Review Area	Description	Review Comment
Zoning	The parcel is located in an F1 Industrial District. The proposed wind turbines are not allowed in any district, so a use variance is required.	The city is currently working on revisions to their code to address wind turbines, but they have not been adopted as yet. The applicant has claimed that the use is allowed, but the city has determined a use variance is required. The applicant has not submitted any evidence of economic hardship as of this time to substantiate the need for a use variance.
Setbacks and Height	An area variance for the height of each wind turbine is also needed as the support structure is proposed to be 230 ft. high with the maximum height of the rotating blades being 364.173 ft., where 50 ft. is the maximum height allowed. A side yard setback variance is also needed for each turbine, as it is proposed to be set back less than the 20 ft. which is required (a specific dimension has not been provided). The centerline of the base of each tower is proposed to be located 20 ft. from the side lot line.	The site is adjacent to the Guardian Glass manufacturing plant, where the smoke stack is 299 ft. in height. The applicant claims that the location for the wind turbines was proposed to maximize the distance from the adjacent rail line. The centerline of the base of each tower is proposed to be located 20 ft. from the side lot line.

Class 2 Referrals

<p>Water Features</p>	<p>There is a stormwater management facility on the property. There are no state regulated wetlands on the project site, and while part of the site lies within the 100 ft. buffer of wetland GV-5, no construction appears to be proposed within that buffer. There is a 1.4 acres federal wetland on the project site. The applicant has noted that some federal wetland may be disturbed, but has not provided any detail as to whether this is to provide access to the turbines during and after construction or for some other reason, as both of the proposed turbine locations are not in a federally regulated wetland.</p>	<p>An Army Corps of Engineers permit will be required if a small amount of federally regulated wetlands must be disturbed.</p>
<p>Infrastructure</p>	<p>Public sewer and water is present. The electric power generated by the wind turbine is to be used on site.</p>	
<p>Traffic/Access Mgt.</p>	<p>The project is not expected to have any impact on traffic levels.</p>	<p>An access easement may be necessary from the Geneva IDA if the wind turbines are to be accessed from the internal private road on the parcel containing the Guardian Glass Plant.</p>
<p>Drainage</p>	<p>Sufficient capacity exists in the existing stormwater facilities located proximate to the site.</p>	
<p>Land Cover</p>	<p>Meadow & brushland dominates the current site, with detention and retention facilities located to the east and west of the site. The Neighborhood is industrial in character.</p>	

Class 2 Referrals

<p align="center">Aesthetics</p>	<p>The height and size of the proposed facilities will make them visible from a considerable distance. Photo documentation of views from many nearby residential areas indicates minimal impact due to the existence of trees screening the view, such as along State Rt 14 north for example. The proposed wind turbines, like the adjacent Guardian Glass smoke stack, will be quite visible from Seneca Lake.</p>	<p>It is important to note that few of the trees providing the vegetative screening to residences are owned by either the residents in question or the applicant. In other words, there is no guarantee that the screening limiting the visibility of the turbines is going to be preserved. The applicant states that the firm of Environmental Design and Research ('EDR') is currently working on a Visual Impact Assessment. The reports do not contain any mapping or analysis of viewsheds at this time, and the Visual EAF addendum has not been included with the application.</p>
<p align="center">Historic Resources</p>	<p>A phase 1 archeological survey of the property has been completed. None of the project site is listed on the state or national register of Historic Places, nor is the site listed by the State Office of Historic Preservation as a known archeological site. An archeologist documented that the wind turbines will be placed in areas previously disturbed, and concluded that the likelihood of impact on archeological resources is quite low.</p>	

Class 2 Referrals

<p align="center">Public Health, Safety, & General Welfare</p>	<p>The location of the wind turbines is far enough from any residences as to minimize the risk injury or damage from ice being thrown from the rotating blades. The application contains an entire engineering study on ‘shadow flicker,’ showing the amount of hours each year that adjacent property will be subject to shadows cast from the rotating blades through sunshine. At least one residence on Pre Emption St will be subject to more than 100 hours of shadow flicker per year, with at least 2 subject to 30 hours/yr.</p>	<p>The study indicates that several Pre Emption St. residences will have their view of the wind turbines and their receipt of shadow flicker screened by on-site trees.</p>
<p align="center">Lighting</p>	<p>Outside lighting on wind turbines, including FAA navigation warning lighting, has not been discussed in the application.</p>	
<p align="center">Wildlife Impacts</p>	<p>A bird and bat risk assessment was included in the application package due to the proximity of migratory paths, wetlands, and wild life sanctuaries. The report documents that little to no habitat loss and threat to wild life exists during construction. It documents that wind turbines on average generally average about 2.19 bird deaths due to impact per year. Such deaths are expected to be higher during the first few years until local wildlife become acclimated, but are still not expected to amount to more than 9 per turbine per year. Bat mortality is expected to be in the 3.4/turbine/year range, with a ‘worst case’ rate not expected to exceed 24.5/turbine/year.</p>	<p>The report claims that while many migratory species use Seneca Lake, the project site is not proximate to any local feeding areas. Contrary to this statement, a great deal of cultivated farmland used for cash crop farming lies immediately north of the project site in the Town of Geneva.</p>

Class 2 Referrals

NO ACTION TAKEN AT THIS TIME – Company representatives gave a PowerPoint Presentation on proposed wind energy turbines project.

The City of Geneva granted a one month extension for consideration of applications #39-2010, #40-2010, and #41-2010 at the April 14, 2010 CPB meeting. The City is currently determining whether a use variance or other action must be taken at the local which would require additional referrals to the CPB. The City is initiating the SEQR process.

41 - 2010 City of Geneva Planning Board Class: 2

Type: *Subdivision*

Related Referrals: *n/a*

Applicant: *Zotos International, Inc.*

Property Owner: *Geneva IDA*

Representative: *Michael M. Metz, Esq.*

Tax Map Parcel #: *91.13-1-1.00; 91.13-1-2.210; 90.12-3-2*

Brief Description: *Subdivision of land for construction of two 336' wind turbines adjoining the Guardian Glass Plant, City of Geneva*

(See #40-2010 for full project description and action taken.)

WITHDRAWN APPLICATIONS

37 - 2010 Town of Canandaigua Zoning Board of Appeals Class: 1
Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *Wegman Family LLC XV*

Property Owner:

Representative:

Tax Map Parcel #: *97.08-2-200.000*

Brief Description: *Area variance for fence height at the Villas at Canandaigua - Wegman Family LLC XV, Middle Cheshire Rd., Town of Canandaigua*

35 - 2010 Town of Seneca Zoning Board of Appeals Class: 1
Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *Ronald Stringham*

Property Owner: *Steve Seely*

Representative:

Tax Map Parcel #: *101.20-1-14.100*

Brief Description: *Area Variance for Portable Food Stand - 2255 Rt. 5 & 20 in the Town of Seneca*

36 -2010 Town of Seneca Zoning Board of Appeals Class: 1
Type: *Special Use Permit*

Related Referrals: *n/a*

Applicant: *Ronald Stringham*

Property Owner: *Steve Seely*

Representative:

Tax Map Parcel #: *101.20-1-14.100*

Brief Description: *Special Use Permit for Portable Food Stand - 2255 Rt. 5 & 20 in the Town of Seneca*

ADMINISTRATIVE REVIEW

32-2010 Town of Farmington Zoning Board of Appeals Class: 1A
Type: *Area Variance*

Applicant: *Thompson Health*

Property Owner: *FFTH Properties*

Tax Map Parcel #: *29.00-1-84.310*

Brief Description: *Area variances for sign at Thompson Medical Center on SR 332 in Farmington.*

OTHER BUSINESS:

Minutes: George McCadden requested that the February 10, 2010 minutes be corrected to show that Bruce Campbell does “not” have access to the internet. Glen Wilkes made motion seconded by Stephen Groet to accept the minutes with the correction incorporated as correct and final.

The following CPB members abstained from voting on the matter: Mary Bogin, Mary Prince, Mary Neale, Richard DelVecchio, and John Palomaki. **As a quorum was no longer available the motion was tabled and the February 10, 2010 minutes will be approved at the April 14, 2010 CPB meeting.**

CPB Material Review Output/G-Mail Account Update: Jaylene Folkins updated CPB members on the review and distribution/g-mail account planning board materials. Board members who presently receive documents for review electronically will continue to do so. Board members who do not have internet access and have requested that CPB document material be sent to them via US Postal mail will continue to do so.

County Planning Board Annual Report – Kris Hughes reported that the Ontario County Planning Board – 2009 Annual Report had been presented to the Board of Supervisors at their last meeting and shared that the BOS was very pleased and impressed with the report. Stated that the BOS feels that the CPB is doing a great job and has complete faith the CPB will continue to do so.

Historic Resources Committee Presentation: J. Palomaki reported that the Historic Resources committee is scheduled to present their finding to the County Historians on 4/10/2010 and that an update will be provided after that date on the HRC.

Mr. Palomaki shared that the WRC is scheduled to meet Friday, 3/12/2010. Jayme Breschard with the G/FLRPC will be giving a presentation on Land Use Planning/Smart Growth/& Water Supply. Mr. Palomaki will share the presentation information with the CPB at their next meeting.

ADDITIONAL DISCUSSION:

CPB Member Training Requirements: hours: Kris Hughes raised the matter of CPB member meeting training requirement in order to remain on the board. Mr. Hughes shared that the CPB By-laws are explicit – and that members are required to obtain eight (8) hours yearly in order to remain on the board. If a member attends more than eight hours a year any hours over eight can be rolled to the next year. Mr. Hughes stated that if any member is unable to meet the requirement they need to contact the Planning Department as soon as possible. Mr. Hughes requested that that CPB members provide Linda Frasca or Maria Rudzinski with any training certification received.

Adjournment: Being no further business for discussion **motion to adjourn the 3/10/2010 was made by Jaylene Folkins seconded by George McCadden. Motion unanimously carried.** The 3/10/2010 CPB meeting adjourned 9:36 p.m.

Respectfully submitted,

Linda R. Frasca

Administrative Assistant