



Planning Board

Draft Minutes for May 12, 2010 Page #

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 Reviewed Applications *Note: The page numbers refer to the applicable Board action.*

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- 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 reviewed 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.](#)

County Planning Board Members: .

Cities:

Canandaigua - John Thompson*

Geneva - Mary Bogin *

Towns:

Bristol - Thomas Neary (E)

Canadice - **Stephen Groet***

Canandaigua - Mary Prince (E)

East Bloomfield - **Arthur Babcock***

Farmington - Mary Neale*

Geneva - Howard E. Meaker*

Gorham - **George McCadden***

Hopewell - Kirk Locus (E)

Manchester - **Jaylene Folkins, Chair ***

Naples - Terrence Hopper*

Phelps - **Glen Wilkes (E)**

Richmond - Bruce Campbell*

Seneca - **Clifford Kunes***

South Bristol - Peter Osborne*

Victor - **John Palomaki***

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

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

(E) Indicates CPB member has been excused

County Staff Present:

Maria Rudzinski, Sr. Planner, Ontario County Department of Planning

Linda Frasca, Administrative Assistant, Ontario County Department of Planning

Guests:

Peter Vars, BME Associates

Jane Gavet, Resident

Call to Order/Roll Call: Chair Jaylene Folkins called the May 12, 2010 County Planning Board meeting to order at 7:31; 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:

7:40 p.m. – Mary Bogin

7:45 p.m. – Arthur Babcock

Total CPB Members present at the March 10, 2010 CPB meeting: 14

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

CLASS 1 REFERRALS:

71 - 2010 Town of Canandaigua Town Board Class: I

Type: *Map Amendment*

Related Referrals: *n/a*

Applicant: *Joyce Case-Miller*

Property Owner:

Representative:

Tax Map Parcel #: *83.00-1-16.000*

Brief Description: *Rezone 13.5 acres of land from R-1-20 to AR-2 at 3114 SR 2, in the Town of Canandaigua so both parcels of the horse farm will be in the same zoning district.*

Review Area	Description	Review Comment
Zoning	<ul style="list-style-type: none"> The parcel is included in Agricultural District #1; Residential parcel to the west is not in Ag District (<i>Note: T. of Canandaigua site states that it is not in Ag District</i>). Southern half of 13.5 acre parcel is zoned R-1-20 Residential District – Single Family – 20,000 SF (Minimum) to provide for residential uses at suburban standards and densities. Northern half of 13.5 acre parcel is zoned AR-2 Agricultural Rural Residential District – 2 Acres (Minimum) to foster normal agricultural operations. Nearby zoning includes AR-2, R-1-20, SCR-1 (Southern Corridor Residential), MR (Multiple Residential), and MR-281 (Multiple Residential – 281) This parcel is in a suburban transitional zone between rural and multiple residential. At this intersection, all zoning adjacent to the state routes is transitional residential. 	<ul style="list-style-type: none"> The town may want to consider maintaining a consistent, transitional residential zone close to the state routes and adjacent residential zones to reduce the risk of nuisance to neighbors (sounds, smells, lighting height, conflicts between drivers and animals). However, the parcel is in the Agricultural District which allows Rezoning to a unified AR-2 zone would increase the protection of the open, rural and agricultural nature of this particular area and provide a scenic vista for travelers. To the extent practical, parcel based zoning is encouraged.
Property	<ul style="list-style-type: none"> Primary land is 1 acre; Tillable land is 12.50 acres. Property class is residential; neighborhood is rural residential. The parcel is in special districts WD247 Canandaigua Consolidated Water - ETC 	
Infrastructure	<ul style="list-style-type: none"> Public sewer and water 	
Highways	<ul style="list-style-type: none"> This parcel is on the corner of two major state routes – State Route 21 and State Routes 5 and 20. This is a heavily used, busy intersection 	
Easement	<ul style="list-style-type: none"> There is a permanent easement on the northeast portion of the parcel for stormwater drainage to culvert. 	

BOARD ACTION: Motion made by John Thompson, seconded by John Palomaki, that application # 71-

2010 be retained as a Class 1 and returned to the municipality with comments.

Motion carried.

66 - 2010 Town of Farmington Planning Board Class: 1

Type: *Site Plan*

Related Referrals: *n/a*

Applicant: *George Derue*

Property Owner: *Farmington Senior Apts., LLC*

Representative:

Tax Map Parcel #: *29.00-1-23.110*

Brief Description: *Site plan approval for construction of a greenhouse at the Farmington Senior Apartments on SR 332 in the Town of Farmington.*

Review Area	Description	Review Comment
Existing/ Neighboring Land Uses	<ul style="list-style-type: none"> ▪ Wooded and scrub land. When constructed the greenhouse will be 20' from the apartment building. 	Site is currently under development
Land Cover	<ul style="list-style-type: none"> ▪ Woodland/scrub/disturbed land 	Site is under development
Zoning	Sec. 165-100	
Water Resources	<ul style="list-style-type: none"> ▪ Bear Creek crosses the site. 	<ul style="list-style-type: none"> ▪ The greenhouse is not located near the creek
Infrastructure	<ul style="list-style-type: none"> ▪ Not applicable. 	
Traffic/Access Mgt.	<ul style="list-style-type: none"> ▪ N/A 	
Stormwater Drainage	<ul style="list-style-type: none"> ▪ The green house will drain into the existing stormwater management system 	

BOARD ACTION: Motion made by George McCadden, seconded by Mary Neale, that application # 66-2010 be retained as a Class 1 and returned to the municipality with comments.

Motion carried.

61 - 2010 Town of Farmington Town Board Class: 2

Type: *Text Amendment*

Related Referrals: *n/a*

Applicant: *Town of Farmington*

Property Owner:

Representative:

Tax Map Parcel #:

Brief Description: *Text amendment to Farmington zoning code to create WEFD Wind Energy Farm District for commercial scale wind energy farms.*

INTENT:

- Address the construction, maintenance and, when it becomes necessary, the future demolition of and site restoration for **utility scale** Wind Energy Conversion Systems (WECS).
- WEF must be connected to commercial electric grid; not for personal consumption.

POTENTIAL LOCATION:

- Wind Energy Conversion District (WECD) is a floating zone district to be created in either **A-80 Agricultural District** or **RR-80 Rural/Residential District east of County Road 8**. Currently there are is no RR-80 east of CR 8.
- WEF can not be located within 500 feet of the Town’s municipal boundary line.

DIMENSIONAL REQUIREMENTS:

- Lot size minimum 1 acre.
- WEFS can be a maximum of 200 feet above existing grade.
- Setback must be equal to twice the height of the tower plus blade length from all property lines, public roads, power lines, easements and existing structures.

NOISE RESTRICTIONS:

- Shall not exceed 50 dB a beyond present ambient sound levels.
- Noise Analysis required

VISUAL ASSESSMENT:

- Must accompany Part I of the Full EAF and include a panoramic view shed analysis.
- Required Project Visibility Map must show a distance of at least 500 feet from property boundaries.

SITE PLAN REVIEW:

- If non-operational for continuous six-month period, Site Plan approvals deemed void. Components include:
 - plot plan that includes adjacent property owners, soils, infrastructure, etc.
 - Placement
 - Color (neutral paint colors)

- Site Plan Application must have Lighting Plan.
- Site Plan must be certified by a professional engineer.

DECOMMISSIONING:

- Decommissioning Plan is required to be provided and maintained by an independent & certified professional engineer.
- Owner removes equipment at his/her expense.
- Site shall be graded and reseeded. Operator must have decommissioning funds (e.g. performance bond).

SAFETY:

- System shall not be climbable up to above 15 feet above existing ground. Equipment locked and fenced.
- System must be in compliance with the Uniform Building Code and National Electric Code and certified by the NYS Energy Development Agency.
- Shall meet ALL FAA Regulations for lighting.

MAINTENANCE AND INSPECTIONS:

- Annual inspection by Code Enforcement Officer and licensed third party professional required.
- Operator/owner must submit O&M reports to Farmington Town Board upon request.

COMMENTS:

- When applicable both the On-Site Wind Energy System Regulation and the Wind Farm Regulations should match as close as possible. (e.g. language referring to the color of the system should be uniform, similarly structured site plan review criteria).
- Include definition for “Shadow Flicker,” which appears several times in the proposed text amendment.
- Consider providing more detailed requirements for the noise analysis. Because sound is affected by so many variables (e.g. seasons, temperature, wind), it is not directly correlated with distance. For example, the noise level at the wind tower may be nearly inaudible, while several hundred feet away, the sound may be noticeable. 500 feet is presumed to be too short a distance.
- The visual impact of these facilities should be assessed from a distance greater than 500ft. The town should consider requiring a view shed analysis, line of site evaluation, or 3d simulations as part of site plan approval. These evaluations should be performed at distance of 500 ft, 1 mile, 2.5 miles, 5 miles, and 10 miles.
- The Maintenance Plan should address the proper disposal of used/broken/defunct parts.
- The Decommissioning Plan should address the proper removal and disposal of the entire system.
- Given the advances in wind energy technology, this regulation should be reviewed and updated on a regular basis.

BOARD ACTION: Motion made by George McCadden, seconded by Bruce Campbell, that Application # 61-2010 and Application # 63-2010 be retained as a Class 2 and returned to the municipality with comments.

Motion carried.

63 - 2010 Town of Farmington Town Board Class: 2

Type: *Text Amendment*

Related Referrals: *n/a*

Applicant: *Town of Farmington*

Property Owner:

Representative:

Tax Map Parcel #:

Brief Description: *Text amendment to Farmington zoning code pertaining to on-site-use of wind energy systems regulations.*

INTENT:

The Town of Farmington recognizes that wind energy is an abundant, renewable, nonpolluting energy resource. The town wishes to regulate On-site Wind Energy Systems intended to reduce the overall energy consumption for individual residences and businesses. These systems will be allowed by special use permit.

IMPACTED ZONING DISTRICTS:

This Local Law applies to the following Zoning Districts:

Zoning District	Height Restriction	Setbacks**
Agricultural District	80 Ft	160 Ft
Rural Residential	80 Ft	160 Ft
Residential Suburban	30 Ft	60 Ft
Restricted Business	30 Ft	60 Ft
Neighborhood Business	30 Ft	60 Ft
General Business	80 Ft	160 Ft
Limited Industrial	80 Ft	160 Ft
General Industrial Districts	80 Ft	160 Ft
** Guy wires must meet setback requirements		

REGULATION HIGHLIGHTS:

- Number of systems shall be limited to the number required for on-site energy consumption.
- Active Agriculture not subject to the special use requirements under Chapter 165, Section 84.2 of the Town Code
- System must be in compliance with the Uniform Building Code and National Electric Code and certified by the NYS Energy Development Agency.

SAFETY:

- System shall not be climbable up to above 15 feet above existing ground.
- Twenty feet of ground clearance required from any part of the rotating blade.
- Shall meet ALL FAA Regulations for lighting.
- Systems must not interfere with radio, television, telephone (including cell phones), and wireless internet systems.

NOISE & AESTHETICS:

- System will not have artificial lighting unless required by the FAA.
- Systems will be Neutral in color (i.e. Grays)

- Noise restrictions shall not exceed 50 dBa beyond present ambient sound levels.

DECOMMISSIONING:

- A Decommissioning Plan is required to be provided and maintained by an independent & certified professional engineer.
- Owner removes equipment at his/her expense.
- Site shall be graded and reseeded. Operator must have decommissioning funds (e.g. performance bond).

COMMENTS:

- When applicable both the On-Site Wind Energy System Regulation and the Wind Farm Regulations should match as close as possible. (e.g. language referring to the color of the system should be uniform, similarly structured site plan review criteria).
- A maintenance section should be added to this Local Law similar to the section in the Wind Farm Local Law. The Maintenance Plan should address the proper disposal of used/broken/defunct parts.
- The Decommissioning Plan should address the proper removal and disposal of the entire system.
- Given the advances in wind energy technology, this regulation should be reviewed and updated on a regular basis.
- Minimum Acreage standards should be developed above the setback requirements.
- The visual impact of these facilities should be assessed from a distance greater than 500ft. The town should consider requiring a view shed analysis, line of site evaluation, or 3d simulations as part of site plan approval. These evaluations should be performed at distance of 500 ft, 1 mile, 2.5 miles, 5 miles, and 10 miles.
- The special use criteria listed in the existing code for the RS-25 district excludes power plants, which is also undefined in the definitions section of the town's code. This discrepancy should be clarified.

BOARD ACTION: Motion made by George McCadden, seconded by Bruce Campbell, that Application # 61-2010 and Application # 63-2010 be retained as a Class 2 and returned to the municipality with comments.

Motion carried.

60 - 2010 Town of Seneca Town Board Class: 2

Type: *Text Amendment*

Related Referrals: *n/a*

Applicant: *Town of Seneca*

Property Owner:

Representative:

Tax Map Parcel #:

Brief Description: *Text amendment to update the Town of Seneca's subdivision regulations.*

Review Comment		
Drainage Systems:	There is language emphasizing the identification of agricultural infrastructure (in particular, drainage systems) throughout.	This regulations consideration of agricultural infrastructure is a very significant step toward ag-friendly local land use regulations and makes the Town one of the few localities to have taken such a step in NY.
Sidewalks and Trails:	<ul style="list-style-type: none"> There is language regarding sidewalk and trail construction in subdivisions with new roads. 	This is a very good addition and since it promotes inter-connectivity of the town and eventually regional trails.
Unique Features:	<ul style="list-style-type: none"> Unique features are removed from the total acreage of land to be subdivided prior to calculating the allowable acreage to be subdivided. The net area shall be used to calculate the allowed subdivision density. 	This is a good addition to the subdivision regulations since it allows for local protection of important features. If the town has not already defined the unique features either on a map or by definition (such as “all NYDEC wetlands,) it is recommended that this be done so landowners and Boards know their location.
Reference to Design Criteria:	References to design criteria and construction specifications may be useful (Pages 24, 3. and 29, I).	
Reference to Zoning Law:	Subdivisions shall conform to the Zoning Law (remove the phrase “the streets and parks shown on” (Page 24, C.)	

BOARD ACTION: Motion made by John Thompson, seconded by Arthur Babcock, that Application # 60-2010 be retained as a Class 2 and returned to the municipality with comments.

Motion carried with Cliff Kunes abstaining.

59 - 2010 Town of Victor Town Board Class: 2

Type: *Map Amendment*

Related Referrals: *n/a*

Applicant: *Morrell Builders*

Property Owner: *Morrell Builders*

Representative: *BME Associates*

Tax Map Parcel #: *28.03-1-1.100*

Brief Description: *Rezoning 55.2 acres zoned on SR 444 south of the Village of Victor boundary into two parcels - a 26.9ac parcel to be rezoned M-D Multiple Dwelling Dist., 3.8 ac to S-C Senior Housing Dist. & 24.5 ac to R-2 Residential Dist. in the T. of Victor.*

Background: The owner of 57.8 acres located on the east side of SR 444 and south of the Village of Victor border is proposing a mixed-type housing development targeting seniors. To accomplish this design they would like to rezone a portion of these lands within the Town from Residential R-2 (and within the Residential “C” Overlay District) to a mix of M-D Multiple-Dwelling District (26.9 acres), and S-C Senior citizens Housing District (3.8 acres). The remaining 24.5 acres would retain its current Residential R-2 Zoning. A small strip of land (2.5 acres) within the Village but a part of the subject parcel is zoned Industrial and is adjacent to the Auburn Trail at the north of the property. While these lands with the Village are beyond the scope of this approval, the developer has indicated that no development is proposed for these lands.

The project would be developed in 3 phases proceeding from the south to the north. The first phase is comprised of 24 detached empty nest/patio lots and is on lands as currently zoned. Phase two would consist of the construction of 96 attached fee-simple senior town homes (on lands proposed for the Multiple-Dwelling District), and the 3rd phase would be a 20 – bed two building senior living community (on the Senior Citizens Housing District).

NOTE: The concept plan is NOT drawn to scale so it cannot be used to determine actual location of roads, buildings, etc. .

Review Area	Description	Review Comment
<p>Zoning</p>	<p>Current zoning is Residential R-2 with a density of 2 units per acre (yield of 110 units).</p> <p>The proposed change will yield a net average density of 2.54 units per acre (yield of 140 units).</p> <p>A portion of the parcel is in the village and zoned industrial</p>	<ul style="list-style-type: none"> • There is adequate sewer and water for much greater unit yields on this site. • PDD is another option that could be considered since it would provide greater flexibility to accommodate a mix of residential and institutional uses and land conservation. • The town and village should work together to define a compatible zoning classification for the portion of the parcel in the

		<p>village.</p> <ul style="list-style-type: none"> • If the zoning is changed, density should be capped at the number of units any proposed development which does not 'use' allowable dwelling units. The developer should be required to extinguish any claim to further development of the site outside what is approved.
Comp Plan	<ul style="list-style-type: none"> • The Town comprehensive Plan and supporting Strategic plan specifically call for provision of a wide range of housing types and price ranges, and specifically a need for senior housing opportunities. 	<p>The project could provide a wider range of housing price options. Current project has a base price of \$230K (affordable to a family earning approximately \$80,000/yr).</p>
Infrastructure	<ul style="list-style-type: none"> • Public sewer and water • Private drainage 	<p>More than adequate capacity for public water and sewer. Project should be sized to use available capacity as densely as possible.</p>
Traffic/High ways	<ul style="list-style-type: none"> • This parcel fronts on SR444. 	<ul style="list-style-type: none"> • SR 444 is a high-traffic hill sloped toward the Village that can create hazardous situations when new intersections are created. • A careful traffic analysis should be undertaken that identifies the magnitude and scale of traffic impacts based on buildout under current and proposed zoning. • Consideration should also be given to the traffic impact on nearby major intersections such as at Rt. 444 and 96, and Boughton Hill Rd. due to
Future considerations	<ul style="list-style-type: none"> ○ Village treatment of Industrial Area to the north ○ Opportunity for density bonuses to achieve better mix of moderate income residents 	

BOARD ACTION: Motion made by Mary Neale, seconded by Cliff Kunes, that application #59-2010 be retained as a Class 1 and returned to the municipality with comments.

Motion carried.

ADMINISTRATIVE REVIEW-- EXEMPT-- WITHDRAWN
REFERRALS

70 - 2010 **Town of Canandaigua** **Zoning Board of Appeals** **Class: AR**

Type: *Temporary Use Permit*

Related Referrals: *n/a*

Applicant: *Beryl Ann Pronti*

Property Owner:

Representative:

Tax Map Parcel #: *98.08-1-4.000*

Brief Description: *Temporary Use Permit to allow vehicle parking onsite at 125 Carousel Lane prior to CMAC events in the Town of Canandaigua*

62 - 2010 **Town of Farmington** **Zoning Board of Appeals** **Class: AR**

Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *George Derue*

Property Owner: *Farmington Senior Apts., LLC*

Representative:

Tax Map Parcel #: *29.00-1-23.110*

Brief Description: *Area variance for an additional sign for Farmington Senior Apartments on SR 332 in the Town of Farmington.*

56 - 2010 **Village of Manchester** **Planning Board** **Class: AR**

Type: *Site Plan*

Related Referrals: *n/a*

Applicant: *Richard Deys*

Property Owner: *Jason Boor*

Representative:

Tax Map Parcel #: *32018-1-30.000*

Brief Description: *Site plan review for change of use in an existing structure at 89 Main St. in Village of Manchester.*

57 - 2010 **Town of Seneca** **Planning Board** **Class: AR**

Type: *Site Plan*

Related Referrals: *n/a*

Applicant: *Nicholas Young*

Property Owner: *Ground Company LLC*

Representative:

Tax Map Parcel #: 102.00-1-42.121

Brief Description: *Site plan approval for change of use from pool sales to bait shop using the same signage at 1879 Rt. 5 and 20 in the Town of Seneca.*

55 - 2010 **Town of Victor** **Zoning Board of Appeals** **Class: AR**

Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *Clinton Signs, Inc.*

Property Owner: *Wilmorite, Inc.*

Representative:

Tax Map Parcel #: 6.00-1-12.1

Brief Description: *Area Variance to add a third sign to be located on the LL Bean building at Eastview Mall in the Town of Victor.*

69 - 2010 **Town of Canandaigua** **Zoning Board of Appeals** **Class: EXEMPT**

Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *Walter Richardson*

Property Owner:

Representative:

Tax Map Parcel #: 71.18-3-34.000

Brief Description: *Area variance for front and side setbacks for reconstruction of a porch at 4715 Gorham St. in the Town of Canandaigua.*

64 - 2010 **Town of Gorham** **Zoning Board of Appeals** **Class: EXEMPT**

Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *Mary Colleen Wilmot*

Property Owner:

Representative:

Tax Map Parcel #: 127.07-1-19.100

Brief Description: *Side setback area variance for fence a 4098 Torrey Beach, Town of Gorham.*

58 - 2010 **Town of Victor** **Planning Board** **Class: EXEMPT**

Type: *Subdivision*

Related Referrals: *n/a*

Applicant: *Auction Direct/Advent Auto*

Property Owner: *Cane Bogojevski*
Representative: *Dave Anderson*
Tax Map Parcel #: *28.02-1-51.000*
Brief Description: *Subdivision request to consolidate two parcels containing Advent Auto and Auction Direct on Rt. 96 into one parcel in the Town of Victor.*

65 - 2010 Town of Victor Town Board Class: **1 Withdrawn**

Type: *Map Amendment to PDD*

Related Referrals: *n/a*

Applicant: *Conifer Realty, LLC*

Property Owner:

Representative: *Passero Associates*

Tax Map Parcel #: *1.02-1-2.000*

Brief Description: *Amendment to PDD - Fairview Park at Eastview at 99 Turk Hill Rd. in the Town of Victor to allow conversion of area within the existing building to eight additional apartments and no longer provide food service.*

67 - 2010 Town of Canandaigua Planning Board Class: **2 Withdrawn**

Type: *Special Use Permit*

Related Referrals: *n/a*

Applicant: *RSM West Lake Road LLC*

Property Owner:

Representative:

Tax Map Parcel #: *112.00-1-24.100*

Brief Description: *Special use permit to construct yacht club with 87 boat dock slips at 3950/52 West Lake Road by RSM Westlake Road LLC in the Town of Canandaigua*

68 - 2010 Town of Canandaigua Planning Board Class: **2 Withdrawn**

Type: *Site Plan*

Related Referrals: *n/a*

Applicant: *RSM West Lake Road LLC*

Property Owner:

Representative:

Tax Map Parcel #: *112.00-1-24.100*

Brief Description: *Preliminary Site plan approval to construct yacht club with 87 boat dock slips at 3950/52 West Lake Road by RSM Westlake Road LLC in the Town of Canandaigua.*

OTHER BUSINESS:

Minutes:

February 10, 2010 minutes – Motion to approve the February 10, 2010 minutes as presented made by Terrence Hopper and seconded by Bruce Campbell. Motion carried with J. Palomaki, M. Neale, M. Bogin, and R. DelVecchio abstaining.

April 14, 2010 minutes – Motion to approve the April 14, 2010 minutes as presented made by John Palomaki and seconded by Mary Neale. Motion carried with J. Folkins, G. McCadden, M. Bogin, and S. Groet abstaining.

Water Resource Council Update: John Palomaki reported the WRC was scheduled to meet next Friday, 5/21/2010 and will update the CPB on Water Resource Council matters as needed..

Historic Preservation Committee Update: J. Palomaki reported that the Historic Resources Committee still plans on presenting their finding to the Town of South Bristol on June 1st; and shared that the Committee plans to begin offering their presentation as a Continuing Education forum in the near future.

Upcoming Training Events: M. Rudzinski briefly reviewed upcoming training events available to CPB members. J. Folkins recognized Ms. Rudzinski for her time and willingness to provide CPB members with a one hour informal training session (NYMIR training series) each month (one (1) hour earlier (6:30 p.m.) than the regularly scheduled monthly meeting. CPB members agreed with Ms. Rudzinski's suggestion and expressed interest in participating. Ms. Rudzinski and Ms. Frasca will work on setting up the training event.

Appreciation and Recognition – Long Term Members B. Campbell, G. Wilkes, and C. Kunes: J. Folkins shared that at the May 26, 2010 Planning & Research Committee meeting Chairman Rocky LaRocca would be making a presentation to Bruce Campbell (36 years), Glenn Wilkes (27 years), and Clifford Kunes (23 years) – for their dedication and willingness to serve Ontario County and the County Planning Board for many years. Ms. Folkins invited all CPB members to attend and shared that the Campbell, Wilkes, and Kunes family members and the press would be invited to attend as well. A short reception will follow.

Adjournment: Being no further business for discussion motion to adjourn the May 12, 2010 was made by John Thompson seconded by George McCadden. Motion unanimously carried. The 5/12/2010 CPB meeting adjourned 9:00 p.m.

Respectfully submitted,

Linda R. Frasca
Administrative Assistant