

Attachment to L.L. No 7 of 2022

makers to do the same.

Final Classification: 2

Findings:

1. Protection of water features is a stated goal of the CPB.
2. The Finger Lakes are an indispensable part of the quality of life in Ontario County.
3. Increases in impervious surface lead to increased runoff and pollution.
4. Runoff from lakefront development is more likely to impact water quality.
5. It is the position of this Board that the legislative bodies of lakefront communities have enacted setbacks and limits on lot coverage that allow reasonable use of lakefront properties.
6. Protection of community character, as it relates to tourism, is a goal of the CPB.
7. It is the position of this Board that numerous variances can allow over development of properties in a way that negatively affects public enjoyment of the Finger Lakes and overall community character.
8. It is the position of this Board that such incremental impacts have a cumulative impact that is of countywide and intermunicipal significance.

Final Recommendation: Denial

Comments:

1. The referring body is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.

✓ 186 -2022

Town of Farmington Town Board

Class: 2 Late Referral

Type: *Map Amendment*

Applicant: *Town Board*

Brief Description: *Map amendment to re-zone 2.5 acrs property southeast of SR 332/and Loomis Road in the Town of Farmington from General Business GB to General Industrial GI.*

<https://ontariocountyny.gov/DocumentCenter/View/35668/186-2022-8-03-22-Hunts-Park-Warehouse-Site-Plan>

<https://ontariocountyny.gov/DocumentCenter/View/35667/186-2022-11-only>

This property was previously reviewed as referral 131-2022 in July 2022 for an area variance to reduce the required building setback from SR 332.

The Town of Farmington Planning Board review of the proposed re-zoning indicates other properties on the southside of Loomis Road and on Loomis Road opposite the project site are already zoned GI. Based on zoning of adjacent lands, the indirect access from the park and ride lot, traffic volumes lower than many allowable GB uses, and the applicant's willingness to work with the town to ensure the site is developed as an asset not liability to this gateway location, the Planning Board recommends Town Board consideration of the re-zoning request.

Uses permitted in the GI that are not permitted in the GB district include warehouse for enclosed storage, research and development laboratories, essential services, production/fabrication/assembly operations within enclosed buildings, health care facilities, stables, and contractors' storage yards. The GI district also allows by special use permit excavation operations, and agricultural/construction equipment repairs and painting operations,

Board Motion: To accept late referral 186-2022 **Motion made by:** Mike Woodruff **Seconded by:** Roslyn Grammar **Vote:** 12 in favor, 0 opposed, 0 abstentions **Motion carried.**

Board Motion: To retain referral 186-2022 as a class 2 and return it to the local board with a recommendation for approval. **Motion made by:** Doug Dello Stritto **Seconded by:** Steve High **Vote:** 12 in favor, 0 opposed, 0 abstentions **Motion carried.**