

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the:
Coordinated Review Committee Meeting - Tuesday, September 10, 2024, at 3:30 pm at
20 Ontario St., Room 229, Canandaigua, NY

Ontario County Planning Board
Wednesday, October 9, 2024, Time: 7:00 PM
74 Ontario Street, Room 218, Canandaigua, NY 14424

1. Call To Order:

2. Roll Call:

3. Approval Of Minutes:

- September 11, 2024

4. New Business:

a. - Other -

- Nominating committee-
- Ag and Solar - Cornell Ag Research stations testing solar over apples, grapes, and fresh vegetables.

5. Town Of Bristol

194-2024 Use Variance to convert an existing structure to a single-family dwelling (not a permitted use in the C-B (Community – Business Zoning District) – at 4432 SR64 in the Town of Bristol.

Municipality:	Town of Bristol
Referring Board:	Zoning Board of Appeals
Applicant:	Preston, Joseph & Annie
Application Type:	Use Variance
Class:	2

195-2024 Area Variances (2) for the construction of a pole barn at 6330 Montanye Rd. in the Town of Bristol. Variances include: (1) A 1,536 SF accessory structure when no greater than 1000 SF is permitted for an accessory structure on a parcel without a primary structure, and (2) a height of 22.5 ft. when no greater than 18' is allowed.

Municipality:	Town of Bristol
Referring Board:	Zoning Board of Appeals
Applicant:	Battle, Todd & Kristina
Application Type:	Area Variance
Class:	1

6. Town Of Canandaigua

185.0-2024 Subdivision and Map Amendment to rezone four (4) parcels totaling 100-acres (east of Firehouse Rd.) to the Incentive Zoning District, in the Town of Canandaigua. Future development includes for-sale townhomes (90 units), single-family housing (230 units), for-rent apartments (220 units), and as mixed-use retail/residential building (90 units and 5,000 SF of commercial/retail space).

Municipality: Town of Canandaigua
Referring Board: Town Board
Applicant: Marathon Engineering
Application Type: Map Amendment
Class: 2

185.1-2024 Subdivision and Map Amendment to rezone four (4) parcels totaling 100-acres (east of Firehouse Rd.) to the Incentive Zoning District, in the Town of Canandaigua. Future development includes for-sale town homes (90 units), single-family housing (230 units), for-rent apartments (220 units), and as mixed-use retail/residential building (90 units and 5,000 SF of commercial/retail space).

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Marathon Engineering
Application Type: Major Subdivision
Class: 1

188-2024 Area Variance to install a 30 SF wall sign on a building façade with multiple existing wall signs (when only one is permitted per building) – located at 2375 SR332, on the east side of SR332 between Aroline and Kepner Rd., in the Town of Canandaigua.

Municipality: Town of Canandaigua
Referring Board: Zoning Board of Appeals
Applicant: Yost, Charles
Application Type: Area Variance
Class: AR 2

189-2024 Special Use Permit to operate a Tourist Home (for 2-3 individuals) within an existing single-family home – at 3207 Daisy Way in the Town of Canandaigua.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Brennan , Donald & Julie
Application Type: Special Use Permit
Class: Exempt

7. Town Of East Bloomfield

192-2024 Local Law to amend the Town of East Bloomfield Official Zoning Map regarding the re-zoning of multiple parcels and to combine LI (Light Industrial) and GI (General Industrial) zoning districts into one - I (Industrial).

Municipality: Town of East Bloomfield
Referring Board: Town Board

Applicant: Town of East Bloomfield, Town Board
Application Type: Map Amendment
Class: 2

193.0-2024 Area Variances (1- building footprint of 448 SF when a minimum of 500 SF is required; 2 - side setback of 26 ft. when 50 ft. is required), Special Use Permit, and Site Plan for a proposed accessory dwelling unit – at 6985 Boughton Rd., on the southeast corner of Boughton Rd. and SR444, in the Town of East Bloomfield.

Municipality: Town of East Bloomfield
Referring Board: Zoning Board of Appeals
Applicant: Steckel, Leslie E.
Application Type: Area Variance
Class: 1

193.1-2024 Area Variances (1- building footprint of 448 SF when a minimum of 500 SF is required; 2 - side setback of 26 ft. when 50 ft. is required), Special Use Permit, and Site Plan for a proposed accessory dwelling unit – at 6985 Boughton Rd., on the southeast corner of Boughton Rd. and SR444, in the Town of East Bloomfield.

Municipality: Town of East Bloomfield
Referring Board: Planning Board
Applicant: Steckel, Leslie E.
Application Type: Special Use Permit
Class: 1

193.2-2024 Area Variances (1- building footprint of 448 SF when a minimum of 500 SF is required; 2 - side setback of 26 ft. when 50 ft. is required), Special Use Permit, and Site Plan for a proposed accessory dwelling unit – at 6985 Boughton Rd., on the southeast corner of Boughton Rd. and SR444, in the Town of East Bloomfield.

Municipality: Town of East Bloomfield
Referring Board: Planning Board
Applicant: Steckel, Leslie E.
Application Type: Site Plan
Class: exempt

182-2024 Local Law to amend Section 165-45A (Area Requirements) of Article V (Planned Unit Development) of the Zoning Code of the Town of Geneva - lowering the PUD minimum area requirement from five (5) to three (3) contiguous acres.

Municipality: Town of East Bloomfield
Referring Board: Town Board
Applicant: Town of Geneva, Town Board
Application Type: Text Amendment
Class: 2

8. Town Of Geneva

187-2024 Site Plan, Subdivision, and Map Amendment to rezone 65-acres from the Residential Rural Zoning District (R-2) to Planned Unit Development (PUD) - for a proposed

135-lot single-family residential subdivision for new manufactured homes located at 280 Carter Rd, immediately northwest of the Gambia Rd. intersection, in the Town of Geneva.

Municipality: Town of Geneva
Referring Board: Town Board
Applicant: Carter Road Properties, Jeff Cook
Application Type: Map Amendment
Class: 2

187.1-2024 Site Plan, Subdivision, and Map Amendment to rezone 65-acres from the Residential Rural Zoning District (R-2) to Planned Unit Development (PUD) - for a proposed 135-lot single-family residential subdivision for new manufactured homes located at 280 Carter Rd, immediately northwest of the Gambia Rd. intersection, in the Town of Geneva.

Municipality: Town of Geneva
Referring Board: Planning Board
Applicant: Carter Road Properties, Jeff Cook
Application Type: Major Subdivision
Class: 1

187.2-2024 Site Plan, Subdivision, and Map Amendment to rezone 65-acres from the Residential Rural Zoning District (R-2) to Planned Unit Development (PUD) - for a proposed 135-lot single-family residential subdivision for new manufactured homes located at 280 Carter Rd, immediately northwest of the Gambia Rd. intersection, in the Town of Geneva.

Municipality: Town of Geneva
Referring Board: Planning Board
Applicant: Carter Road Properties, Jeff Cook
Application Type: Site Plan
Class: 1

9. Town Of Gorham

191.0-2024 Site Plan and Subdivision of a 37.8-acre parcel into two parcels (4.0-acres; remaining parcel of 33.8-acres), for the construction of a single-family home – located on east side of CR1, at the CR1 / Hall Rd. intersection in the Town of Gorham.

Municipality: Town of Gorham
Referring Board: Planning Board
Applicant: Shively, Victoria
Application Type: Site Plan
Class: Exempt

191.1-2024 Site Plan and Subdivision of a 37.8-acre parcel into two parcels (4.0-acres; remaining parcel of 33.8-acres), for the construction of a single-family home – located on east side of CR1, at the CR1 / Hall Rd. intersection in the Town of Gorham.

Municipality: Town of Gorham
Referring Board: Planning Board
Applicant: Shively, Victoria

Application Type: Minor Subdivision
Class: exempt

10. Town Of Phelps

184.0-2024 Site Plan and Area Variance (impervious internal roadway when roadways within the site shall not be constructed of impervious materials) for the construction of a 3.4-megawatt (MW) solar energy system – at 120 and 138 Cross Rd., just north of the Cross Rd. / Welch Rd. intersection, in the Town of Phelps.

Municipality: Town of Phelps
Referring Board: Zoning Board of Appeals
Applicant: CTEC Solar, LLC
Application Type: Area Variance
Class: 1

184.1-2024 Site Plan and Area Variance (impervious internal roadway when roadways within the site shall not be constructed of impervious materials) for the construction of a 3.4-megawatt (MW) solar energy system – at 120 and 138 Cross Rd., just north of the Cross Rd. / Welch Rd. intersection, in the Town of Phelps.

Municipality: Town of Phelps
Referring Board: Planning Board
Applicant: CTEC Solar, LLC
Application Type: Site Plan
Class: 1

11. Town Of Richmond

196-2024 Lot combination of two parcels (TM#’s 136.17-1-22.000 and 136.17-1-23.100) into one, located 500 ft. southeast of the SR20A / CR33 intersection in the Town of Richmond.

Municipality: Town of Richmond
Referring Board: Planning Board
Applicant: Kennedy, Samantha
Application Type: Minor Subdivision
Class: AR 1

197-2024 Site plan for an (existing) 2,880 SF storage building – at 8982 CR15, on the northwest corner of the CR15 / CR37 intersection, in the Town of Richmond.

Municipality: Town of Richmond
Referring Board: Planning Board
Applicant: Ward, Greg & Kim
Application Type: Site Plan
Class: 1

186-2024 Area Variance for a 2,560 SF pole barn (for the storage of personal vehicles) when a maximum area of 200 SF is permitted for an accessory structure – at 4425 Allens Hill Rd. in the Town of Richmond.

Municipality: Town of Richmond
Referring Board: Zoning Board of Appeals
Applicant: Wittreich, Michael N.
Application Type: Area Variance
Class: Exempt

12. Town Of Victor

181-2024 Area Variance for the installation of four (4) fenced pasture areas consisting of 8' high wire fencing (when a no greater than 6 ft. is allowed) – at 6505 Gillis Rd. in the Town of Victor.

Municipality: Town of Victor
Referring Board: Zoning Board of Appeals
Applicant: Kubiak, Elizabeth
Application Type: Area Variance
Class: Exempt

183-2024 Local Law imposing a six-month moratorium on the review, approval, permitting, and construction of large-scale solar energy systems in the Town of Victor.

Municipality: Town of Victor
Referring Board: Town Board
Applicant: Town of Victor, Town Board
Application Type: Text Amendment
Class: 2

190-2024 Map Amendment to rezone 14.2-acres (of a 24.2-acre parcel) to PDD (Planned Development District) for the future construction of three (3) 18,000 SF (building footprint) four-story apartment buildings – for a total of 156 units. Subject parcel is located at 200 Victor Heights Parkway, 0.5 miles west of the SR96 / SR251 intersection in the Town of Victor.

Municipality: Town of Victor
Referring Board: Town Board
Applicant: Town of Victor, Town Board
Application Type: Map Amendment
Class: 2

198-2024 Preliminary Subdivision of a currently vacant 42.4-acre parcel for a proposed 8-lot single-family residential subdivision – on a parcel that lies between Blazey Rd. and CR9, in the Town of Victor.

Municipality: Town of Victor
Referring Board: Planning Board
Applicant: Land Tech, Keith Nickoloff
Application Type: Major Subdivision
Class: 1

199-2024 Site Plan for a proposed 2,700 SF building addition on the north side of an existing business – at 614 Fishers Run in the Town of Victor.

Municipality: Town of Victor
Referring Board: Planning Board
Applicant: Tambe, Michael
Application Type: Site Plan
Class: 1

200-2024 Area Variance for a side setback of less than 30 ft. (when a minimum of 30 ft. is required) for a proposed subdivision – at 115-117 Victor Heights Pkwy. in the Town of Victor.

Municipality: Town of Victor
Referring Board: Zoning Board of Appeals
Applicant: Victor Heights Campus, LLC
Application Type: Area Variance
Class: 1 - LATE REFERRAL

201-2024 Area Variances (2) for a proposed 792 SF detached garage – at 5956 SR21 in the Town of South Bristol. Area Variances include: (1) a 29.9 ft. front setback when a minimum of 50 ft. is required, and (2) a lot coverage of 23.6% when no greater than 20% is allowed.

Municipality: Town of Victor
Referring Board: Zoning Board of Appeals
Applicant: Fox, Jason & Megan
Application Type: Area Variance
Class: 1 - LATE REFERRAL

13. Privilege Of The Floor

14. Upcoming Trainings:

1. *Upcoming Training* See <https://www.ontariocountyny.gov/192/Training> for updated list of training opportunities
 2. *Ag. Training for Municipal Officials: Community Agritourism Webinar* - see flyer link below <https://www.ontariocountyny.gov/DocumentCenter/View/45410/Municipal-Ag-Tourism-Webinar-Flyer>
 - o Wednesday, October 9, 2024 – 6:00 PM – 8:00 PM; (Remote)
 3. *Genesee Finger Lakes Regional Planning Council Fall Workshop* - see registration link below https://www.gflrpc.org/program_areas/local_government_assistance_and_training/local_government_workshops.php
 - o Friday, October 25, 2024 – 8:30 AM – 4:30 PM; at Wayne-Finger Lakes BOCES, 437 Vienna St., Newark, NY
 4. *Cayuga County Planning Board Training Series* - see registration link below <https://www.cayugacounty.us/Activities/Activity/Detail/Cayuga-County-Planning-Board-Training-Se-680>
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- Wednesday, November 13, 2024 - 7:00 PM – 9:00 PM; at Cayuga-Onondaga BOCES, 1879 Genesee Street Rd., Auburn, NY

SESSION: Short-Term Rentals and Grant Opportunities

1. *Water Workshop for Municipal Planning & Zoning Board Members and Realtors presented by the Ontario County Soil and Water Conservation District* – see flyer link below

<https://www.ontariocountyny.gov/DocumentCenter/View/45686/Water-Workshop-November-21-2024>

- Thursday, November 21, 2024 – 8:00 AM – 12:00 PM; at 480 N Main St., Canandaigua, NY

1. *Hancock Estabrook Municipal Bootcamp* - see registration links below

<https://www.hancocklaw.com/events/2024-municipal-bootcamp-trainings/>

- Thursday, October 24, 2024 – 6:00 PM – 7:00 PM; (Remote)

SESSION 9: Short, But Not Too Short - how short-term rentals are changing the development and regulatory landscape

- Thursday, December 19, 2024 – 6:00 PM – 7:00 PM; (Remote)

SESSION 10: Santa's and Nice and Naughty List – the best and worst of 2024

1. *NYSDOS Local Government Training Schedule* <https://dos.ny.gov/training-assistance>

Includes links to YouTube recordings of NYSDOS Planning Board, Zoning Board of Appeals, and SERQ basics trainings (CERTIFICATE OF COMPLETION NOT PROVIDED)

1. *NYSDOS On-Demand Training* https://dos.ny.gov/training-courses?f%5B0%5D=filter_term%3A2236

Use this link to access recorded webinars including Introductory courses on Planning and Zoning Boards. The courses are 1-2 hours each. You may choose to complete a final quiz on each topic. Print the quiz to provide documentation of course completion. You may need to disable your browser's pop-up blocker to access links in the training.

1. *The NY Conference of Mayors also offers virtual and recorded webinars for member villages and cities* <https://www.nycom.org/training/webinars>

Municipality:	Upcoming Trainings:
Referring Board:	Ontario County Planning Board
Applicant:	
Application Type:	Other
Class:	

15. Adjournment:
