

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
Tuesday, November 12, 2024, Time: 3:30 PM
74 Ontario Street, Room 218, Canandaigua, NY 14424

1. Call To Order:

- a. Paul Passavant - Meeting - Call to order

2. Roll Call:

- a. Roll Call

3. New Business:

- a. November Referrals

4. Town of Bristol

- a. 2024-2965 **222-2024** Site Plan for the construction of a new 1,600 SF single-family residence on a currently vacant parcel - at 4551 SR64 in the Town of Bristol.

Municipality:	Town of Bristol
Referring Board:	Planning Board
Applicant:	Melissa Woods
Application Type:	Site Plan
Class:	Exempt - LATE REFERRAL
Property Tax ID:	138.00-1-11.220
Property Address:	4551 State Route 64

5. Town Of Canandaigua

- a. 2024-2828 **205-2024** Technical Review of a sketch plan and lot line adjustment for a proposed Hyundai dealership consisting of a building (approximately 22,700 SF) and two parking lots – at 2440 and 2400-2404 SR332, on the southwest corner of the SR332/Airport Rd. intersection in the Town of Canandaigua.

Municipality:	Town of Canandaigua
Referring Board:	Planning Board
Applicant:	Kaitlin Forbes - Complete Cities Planning
Application Type:	Technical Review
Class:	Technical Review
Property Address and Tax ID:	70.00-1-9.100 and 70.00-66.121

- 2024-2829 **206.0-2024** Area Variances (4 total) for the construction of a 324 SF accessory structure (deck) to the rear of the house – at 3470 Sandy Beach Dr in the Town of Canandaigua. Area Variance(s) include: (1) a second accessory structure over 100 SF.
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Remaining three (3) Area Variances are classified as AR2, as a separate referral - 206.1-2024.

Municipality:	Town of Canandaigua
Referring Board:	Zoning Board of Appeals
Applicant:	Kevin Farrell
Application Type:	Area Variance
Class:	Class 1

2024-2957 **206.1-2024** Area Variances (4 total) for the construction of a 324 SF accessory structure (deck) to the rear of the house – at 3470 Sandy Beach Dr in the Town of Canandaigua. Area Variance(s) include: (2) a 3.3 ft. south side setback when a minimum of 10 ft. is required, (3) a lot coverage of 30.6% when a maximum of 30% is allowed, and (4) a mean high-water elevation setback (from Canandaigua Lake) of 23 ft. when a minimum of 25 ft. is required.

Municipality:	Town of Canandaigua
Referring Board:	Zoning Board of Appeals
Applicant:	Kevin Farrell
Application Type:	Area Variance
Class:	AR2

2024-2830 **207.0-2024** Site Plan for the tear-down/re-build of an existing single-family home – at 3518 Sandy Beach Dr. in the Town of Canandaigua. Area Variances (6 total) for this project are included in referrals 207.1-2024 (Class 1s) and 207.2 (ARs).

Municipality:	Town of Canandaigua
Referring Board:	Planning Board
Applicant:	Anthony Venezia, Venezia Assoc
Application Type:	Site Plan
Class:	Exempt

2024-2958 **207.1-2024** Area Variances (6 total) for the tear-down/re-build of an existing single-family home – at 3518 Sandy Beach Dr. in the Town of Canandaigua. Proposed Area Variances (1-3) include: (1) a front setback of 18.3 ft. when a minimum of 55 ft. is required, (2) a building coverage of 30.8% when a maximum of 20% is allowed, (3) a building height of 28.4 ft. when a maximum of 25 ft. is allowed. Remaining three (3) Area Variances are classified as AR2, as a separate referral – 207.2-2024

Municipality:	Town of Canandaigua
Referring Board:	Zoning Board of Appeals
Applicant:	Anthony Venezia, Venezia Assoc
Application Type:	Area Variance
Class:	Class 1

2024-2831 **207.2-2024** Area Variances (6 total) and for the tear-down/re-build of an existing single-family home – at 3518 Sandy Beach Dr. in the Town of Canandaigua. Proposed Area Variances (4-6) include: (4) A south side setback of 1.2 ft. when a minimum of 10 ft. is required, (5) a rear (lake) setback of 29.9 ft. when a minimum of 30 ft. is required, and (6) a lot coverage of 35.1% when a maximum of 30% is allowed.

	Municipality: Town of Canandaigua Referring Board: Planning Board Applicant: Anthony Venezia, Venezia Assoc Application Type: Area Variance Class: AR2
2024-2832	208.0-2024 Special Use Permit and Site Plan to construct and operate a 120 ft. (w/ 4 ft. lightning rod) ACL Wireless telecommunications tower facility and associated improvements – at a parcel located on the east side of CR8 (TM#: 56.00-2-33.312) in the Town of Canandaigua.
	Municipality: Town of Canandaigua Referring Board: Planning Board Applicant: Jared Lusk; Nixon Peabody, LLP Application Type: Special Use Permit Class: Class 1
2024-2833	208.1-2024 Special Use Permit and Site Plan to construct and operate a 120 ft. (w/ 4 ft. lightning rod) ACL Wireless telecommunications tower facility and associated improvements – at a parcel located on the east side of CR8 (TM#: 56.00-2-33.312) in the Town of Canandaigua.
	Municipality: Town of Canandaigua Referring Board: Planning Board Applicant: Jared Lusk, Nixon Peabody LLP Application Type: Site Plan Class: Class 1
2024-2834	209-2024 Site Plan for the expansion of an outdoor vehicle storage area at an existing storage facility (McAlpin Self-Storage) – at 3130 CR10 in the Town of Canandaigua.
	Municipality: Town of Canandaigua Referring Board: Planning Board Applicant: William Grove Application Type: Site Plan Class: Class 1
2024-2835	210-2024 Site Plan to construct a new single-family residence – on a parcel (TM#: 69.00-1-38.111) on the west side of Cooley Rd. in the Town of Canandaigua.
	Municipality: Town of Canandaigua Referring Board: Planning Board Applicant: Logan Rockcastle, Marks Engineering Application Type: Site Plan Class: Exempt
2024-2908	211-2024 Subdivision of a 30.9-acre parent parcel into 3 lots (Lot 1 – 20.9-acres, Lot 2 – 10-acres) – at 5705 Goodale Rd. in the Town of Canandaigua.
	Municipality: Town of Canandaigua

Referring Board: Planning Board
Applicant: David Kent, William Kent Inc
Application Type: Subdivision
Class: Exempt

2024-2909 **212-2024** Local Law to change the required minimum square footage for dwelling units in the Town of Canandaigua. Options include either: (1) eliminating the minimum size requirement altogether or (2) reducing the minimum size requirement to 720 SF.

Municipality: Town of Canandaigua
Referring Board: Town Board
Applicant: Town Of Canandaigua
Application Type: Text Amendment
Class: Class 2

6. Town Of Farmington

a. 2024-2940 **213-2024** Subdivision of a 14.3-acre parent parcel into six lots (Lot 1: 2.1-acres, Lot 2: 1.2-acres, Lot 3: 1.4-acres, Lot 4: 0.9-acres, Lot 5: 2.5-acres, Remaining Lands – Lot 6: 6.3-acres) – on a parcel (TM#: 29.00-2-12.100) southwest of the Collett Rd/CR8 intersection in the Town of Farmington.

Municipality: Town of Farmington
Referring Board: Planning Board
Applicant: Jeff Shear - Shear Homes
Application Type: Subdivision
Class: Class 1
Property Address and Tax ID: 29.00-2-12.100

7. Town Of Geneva

a. 2024-2941 **214-2024** Area Variance for an attached deck to have a rear (lake) setback of 12 ft. when a minimum of 25 ft. is required – at 4827 Henson Dr. in the Town of Geneva.

Municipality: Town of Geneva
Referring Board: Zoning Board of Appeals
Applicant: Christopher & Sharon Arthur
Application Type: Area Variance
Class: Exempt
Property Address and Tax ID: 147.16-1-24.00 - 4827 Henson Dr, Genrva 14456

b. 2024-2942 **215-2024** Site Plan to remove existing buildings to construct a 4,500 SF convenience store with fueling island at 803 CR4, 000 CR4, and 510 CR6 - located on the southwest corner of the CR4/CR6 intersection in the Town of Geneva.

Municipality: Town of Geneva
Referring Board: Planning Board
Applicant: Dandy Mini- Marts Inc.

Application Type:	Site Plan
Class:	Class 1
Property Address and Tax ID:	90.03-1-17.000, 90.03-1-14.000, 90.03-1-15.000

8. Town Of Gorham

- a. 2024-2914 **216.0-2024** Area Variance (front setback of 26 ft. when a minimum of 50 ft. is required) and Site Plan for the construction of a new attached garage and three season room - at 4773 CR11 in the Town of Gorham.

Municipality:	Town of Gorham
Referring Board:	Zoning Board of Appeals
Applicant:	Daniel and Judith Novak
Application Type:	Area Variance
Class:	Class 1

- 1 2024-2959 **216.1-2024** Area Variance (front setback of 26 ft. when a minimum of 50 ft. is required) and Site Plan for the construction of a new attached garage and three season room - at 4773 CR11 in the Town of Gorham.

Municipality:	Town of Gorham
Referring Board:	Planning Board
Applicant:	Daniel and Judith Novak
Application Type:	Site Plan
Class:	Exempt

9. Town Of Hopewell

- a. 2024-2945 **217-2024** Special Use Permit to keep small animals (chicken coop) in a non-agricultural zoning district - at 2101 SR21 in the Town of Hopewell.

Municipality:	Town of Hopewell
Referring Board:	Planning Board
Applicant:	Kelly Biery
Application Type:	Special Use Permit
Class:	Class 1
Property Address and Tax ID:	58.00-1-34.200

- b. 2024-2946 **218.0-2024** Site Plan and Special Use Permit to construct new 5,760 SF building (with gravel parking) to operate as a contractor's yard - at 4125 SR5&20 in the Town of Hopewell.

Municipality:	Town of Hopewell
Referring Board:	Planning Board
Applicant:	NACL Properties, LLC
Application Type:	Site Plan
Class:	Class 1
Property Address and Tax ID:	99.00-1-26.000

	Municipality:	Town of Seneca
	Referring Board:	Town Board
	Applicant:	Town of Seneca Town Board
	Application Type:	Text Amendment
	Class:	Class 2
2024-2912	221.1-2024 Zoning Law (adding definitions and regulations) and Zoning Map update – Town of Seneca.	

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

12. Town Of Victor

2024-2792	202-2024 Area Variance to construct a 240 SF accessory structure (pergola) forward of the frontline of the principal building – south of SR96 at Phoenix Mills Plaza in the Town of Victor.
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Municipality:	Town of Victor
Referring Board:	Zoning Board of Appeals
Applicant:	Hendler & Associates, LLC
Application Type:	Area Variance
Class:	Class 1

2024-2793	203.0-2024 Area Variance and Site Plan for the construction of a 17,000 SF addition on the western side of an existing building - at 51 Victor Heights Pkwy, on the northwest corner of the Victor Heights/SR251 intersection in the Town of Victor. The area variance is for a setback of 65.6 ft. (when 100 ft. is required) between an industrial structure and the boundary line of a residential district.
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Municipality:	Town of Victor
Referring Board:	Zoning Board of Appeals
Applicant:	Postler & Jaeckle
Application Type:	Area Variance
Class:	Class 1

2024-2794	203.1-2024 Area Variance and Site Plan for the construction of a 17,000 SF addition on the western side of an existing building - at 51 Victor Heights Pkwy, on the northwest corner of the Victor Heights/SR251 intersection in the Town of Victor. The area variance is for a setback of 65.6 ft. (when 100 ft. is required) between an industrial structure and the boundary line of a residential district.
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Municipality:	Town of Victor
Referring Board:	Planning Board
Applicant:	Marathon Engineering
Application Type:	Site Plan

Class: Class 1

2024- **204.0-2024** Area Variance and Site Plan for 2,400 SF of building additions and site
2795 improvements – at 634 Rowley Rd. in the Town of Victor. The Area Variance is for a 73
ft. front setback when a minimum of 80 ft. is required.

Municipality: Town of Victor
Referring Board: Zoning Board of Appeals
Applicant: Storybrook Farms, LLC
Application Type: Area Variance
Class: Class 1

2024- **204.1-2024** Area Variance and Site Plan for 2,400 SF of building additions and site
2796 improvements – at 634 Rowley Rd. in the Town of Victor. The Area Variance is for a
73 ft. front setback when a minimum of 80 ft. is required.

Municipality: Town of Victor
Referring Board: Planning Board
Applicant: BME Associates
Application Type: Site Plan
Class: Class 1