

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, November 13, 2024, Time: 7:00 PM
74 Ontario Street, Room 218, Canandaigua, NY 14424

1. Call to Order

- a Paul Passavant - Meeting - Call to Order

2. Roll Call

- a Erin Holley - Roll Call

3. Approval of Minutes:

- a Paul Passavant / Linda Phillips - Minutes - October 9, 2024

4. New Business:

- a November Referrals

5. Town of Bristol

- a 2024- 222-2024 Site Plan for the construction of a new 1,600 SF single-family residence on a
3042 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

6. Town of Canandaigua

- a 2024- 205-2024 Technical Review of a sketch plan and lot line adjustment for a proposed
3043 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

2024-3044	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. 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
2024-3045	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
2024-3046	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
2024-3047	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
2024-3048	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
2024-3049	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
2024-3050	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
2024-3051	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
2024-3052	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- 211-2024 Subdivision of a 30.9-acre parent parcel into 2 lots (Lot 1 – 20.9-acres, Lot 2 –
3053 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- 212-2024 Local Law to change the required minimum square footage for dwelling units
3054 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

7. Town of Farmington

a 2024- 213-2024 Subdivision of a 14.3-acre parent parcel into six lots (Lot 1: 2.1-acres, Lot 2:
3055 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

8. Town of Geneva

a 2024- 214-2024 Area Variance for an attached deck to have a rear (lake) setback of 12 ft. when
3056 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- 215-2024 Site Plan to remove existing buildings to construct a 4,500 SF convenience
3074 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

9. Town of Gorham

- a 2024- **216.0-2024** Area Variance (front setback of 26 ft. when a minimum of 50 ft. is required)
3058 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

- b 2024- **216.1-2024** Area Variance (front setback of 26 ft. when a minimum of 50 ft. is required)
3059 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

10. Town of Hopewell

- a 2024- **217-2024** Special Use Permit to keep small animals (chicken coop) in a non-agricultural
3060 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- **218.0-2024** Site Plan and Special Use Permit to construct new 5,760 SF building (with
3061 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
c	2024-3062	218.1-2024 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:	Special Use Permit
Class:	Class 1
Property Address and Tax ID:	99.00-1-26.000

11. Town of Manchester

a	2024-3063	219.0-2024 Use Variance and Site Plan to use an existing building as a library when such use is not permitted in the Agricultural Zoning District - at 1777/1779 SR21 in the Town of Manchester.
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Municipality:	Town of Manchester
Referring Board:	Zoning Board of Appeals
Applicant:	James Lynch
Application Type:	Use Variance
Class:	Class 2
Property Address and Tax ID:	44.03-1-26.000

b	2024-3064	219.1-2024 Use Variance and Site Plan to use an existing building as a library when such use is not permitted in the Agricultural Zoning District - at 1777/1779 SR21 in the Town of Manchester.
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Municipality:	Town of Manchester
Referring Board:	Planning Board
Applicant:	James Lynch
Application Type:	Site Plan
Class:	Class 1
Property Address and Tax ID:	44.03-1-26.000

12. Town of Naples

a	2024-3065	223-2024 Local Law to establish a one-year moratorium on certain energy systems in the Town of Naples.
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Municipality:	Town of Naples
Referring Board:	Town Board
Applicant:	Town of Naples, Town Board
Application Type:	Text Amendment
Class:	2 - LATE REFERRAL

Property Tax ID:	N/A
Property Address:	N/A

13. Town of Seneca

2024-3066	220-2024 Comprehensive Plan update amending the 2013 Town of Seneca Comprehensive Plan.
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Municipality:	Town of Seneca
Referring Board:	Town Board
Applicant:	Town of Seneca Town Board
Application Type:	Text Amendment
Class:	Class 2

2024-3067	221.0-2024 Zoning Law (adding definitions and regulations) and Zoning Map update – Town of Seneca.
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Municipality:	Town of Seneca
Referring Board:	Town Board
Applicant:	Town of Seneca Town Board
Application Type:	Text Amendment
Class:	Class 2

2024-3068	221.1-2024 Zoning Law (adding definitions and regulations) and Zoning Map update – Town of Seneca.
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Municipality:	Town of Seneca
Referring Board:	Town Board
Applicant:	Town of Seneca Town Board
Application Type:	Map Amendment
Class:	Class 2

14. Town of Victor

2024-3069	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

2024-3070	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: Referring Board: Applicant: Application Type: Class:	Town of Victor Zoning Board of Appeals Postler & Jaeckle Area Variance Class 1
2024-3071	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.	
	Municipality: Referring Board: Applicant: Application Type: Class:	Town of Victor Planning Board Marathon Engineering Site Plan Class 1
2024-3072	204.0-2024 Area Variance and Site Plan for 2,400 SF of building additions and site 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: Referring Board: Applicant: Application Type: Class:	Town of Victor Zoning Board of Appeals Storybrook Farms, LLC Area Variance Class 1
2024-3073	204.1-2024 Area Variance and Site Plan for 2,400 SF of building additions and site 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: Referring Board: Applicant: Application Type: Class:	Town of Victor Planning Board BME Associates Site Plan Class 1

15. Privilege of the Floor

16. Upcoming Trainings:

- a *An updated list of training opportunities can be found at: <https://www.ontariocountyny.gov/192/Training>*
1. *Cayuga County Planning Board Training Series* registration link, <https://www.cayugacounty.us/Activities/Activity/Detail/Cayuga-County-Planning-Board-Training-Se-680>
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

2. *Hancock Estabrook Municipal Bootcamp* registration link, <https://www.hancocklaw.com/events/2024-municipal-bootcamp-trainings/>

- 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

3. *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)

4. *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.

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

17. Adjournment:

a -Meeting - Motion to Adjourn