

ONTARIO COUNTY PLANNING BOARD COORDINATED REVIEW COMMITTEE MEETING

Tuesday, January 7, 2025, Time: 3:30 PM
20 Ontario St., Room 229, Canandaigua, NY 14424

Ontario County Planning Board
Wednesday, January 8, 2025, at 7:00 pm

1. Call to Order

2. Roll Call

3. Approval of Minutes:

4. New Business:

5. City of Canandaigua

6. City Geneva

7. Town of Bristol

8. Town of Canadice

9. Town of Canandaigua

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| a | 2024-3548 | 1-2025 (Class 2) Local Law to remove certain restrictions on the placement of manufactured homes. |
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Municipality:	Town of Canandaigua
Referring Board:	Town Board
Applicant:	Town of Canandaigua, Town Board
Application Type:	Text Amendment
Class:	Class 2
Property Tax ID:	N/A
Property Address:	N/A

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| b | 2024-3549 | 2-2025 (Class 1) Special Use Permit to operate a short-term rental with a maximum overnight occupancy greater than 12 (max allowed occupancy of 18) - at 4075 Onnalinda Dr. in the Town of Canandaigua. |
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Municipality:	Town of Canandaigua
Referring Board:	Planning Board
Applicant:	James Chaney
Application Type:	Special Use Permit
Class:	Class 1
Property Tax ID:	113.17-1-8.110
Property Address:	4075 Onnalinda Drive, Canandaigua, NY 14424

c	2024-3550	3.0-2025 (AR2) Area Variances and Site Plan to construct a 423 SF (one-story) bedroom addition to an existing home - at 3729 CR16 in the Town of Canandaigua. Area Variances are for: (1) a rear setback of 50 ft. when a minimum of 60 ft. is required, and (2) a lot coverage of 26.2% when a maximum of 25% is allowed. Municipality: Town of Canandaigua Referring Board: Zoning Board of Appeals Applicant: Gregory McMahon, McMahon Larue Associates Application Type: Area Variance Class: AR2 Property Tax ID: 113.05-1-30.000 Property Address: 3729 County Road 16, Canandaigua, NY 14424
d	2024-3551	3.1-2025 (Exempt) Area Variances and Site Plan to construct a 423 SF (one-story) bedroom addition to an existing home - at 3729 CR16 in the Town of Canandaigua. Area Variances are for: (1) a rear setback of 50 ft. when a minimum of 60 ft. is required, and (2) a lot coverage of 26.2% when a maximum of 25% is allowed. Municipality: Town of Canandaigua Referring Board: Planning Board Applicant: Gregory McMahon, McMahon Larue Associates Application Type: Site Plan Class: Exempt Property Tax ID: 113.05-1-30.000 Property Address: 3729 County Road 16, Canandaigua, NY 14424
e	2024-3555	4.0-2025 (AR2) Area Variances (5 total) and Site Plan for the tear-down/re-build of a single-family home - at 4771 CR16 in the Town of Canandaigua. Subject parcel is divided east/west by CR16. Area Variances are for: (1) a rear (lake) setback for the home of 16.1 ft. when a minimum of 30 ft. is required, (2) a north and (3) south side setback for the detached garage of 8.5 ft. when 20 ft. is required. Two additional Area Variances for the project are a part of referral #4.1-2025 (Class 1). Municipality: Town of Canandaigua Referring Board: Zoning Board of Appeals Applicant: Scott Harter Application Type: Area Variance Class: AR2 Property Tax ID: 140.14-1-10.000 Property Address: 4771 County Road 16, Canandaigua, NY 14424
f	2024-3563	4.1-2025 (Class 1) Area Variances (5 total) and Site Plan for the tear-down/re-build of a single-family home - at 4771 CR16 in the Town of Canandaigua. Subject parcel is divided east/west by CR16. Final two Area Variances (both for the detached garage) are

for: (4) a rear setback of 2 ft. when a minimum of 30 ft. is required, and (5) a front setback of 3.9 ft. when a minimum of 60 ft. is required.

Municipality: Town of Canandaigua
Referring Board: Zoning Board of Appeals
Applicant: Scott Harter
Application Type: Area Variance
Class: Class 1
Property Tax ID: 140.14-1-10.000
Property Address: 4771 County Road 16, Canandaigua, NY 14424

- g 2024- **4.2-2025 (Exempt)** Area Variances (5 total) and Site Plan for the tear-down/re-build of a
3554 single-family home - at 4771 CR16 in the Town of Canandaigua. Subject parcel is
divided east/west by CR16.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Scott Harter
Application Type: Site Plan
Class: Exempt
Property Tax ID: 140.14-1-10.000
Property Address: 4771 County Road 16, Canandaigua, NY 14424

- h 2024- **5-2025 (Exempt)** Site Plan for the tear-down/re-build of a single-family home - at 4925
3557 CR16 in the Town of Canandaigua.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Anthony Venezia, Venezia Associates
Application Type: Site Plan
Class: Exempt
Property Tax ID: 154.06-1-2.200
Property Address: 4925 County Road 16, Canandaigua, NY 14424

- i 2024- **6-2025 (Class 1)** Preliminary Overall Subdivision for a 100-acre mixed-residential
3558 project - for four (4) parcels (TM#'s: 70.00-1-18.114, 70.00-1-18.115, 70.00-1-17.117,
and 70.00-1-65.100) east of Firehall Rd. in the Town of Canandaigua. Future
development includes for-sale town homes (88 units), single-family housing (222 units),
for-rent apartments (224 units), and as mixed-use retail/residential building (105 units
and 5,000 SF of commercial/retail space).

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Natalee Kiesling, Marathon Engineering and
Jeff Cook, Uptown Landing
Application Type: Major Subdivision

Class:	Class 1
Property Tax ID:	70.00-1-18.114, 70.00-1-18.115, 70.00-1-17.117, 70.00-1-65.100
Property Address:	0000 Parkside Drive, Canandaigua, NY 14424

10. Town of East Bloomfield

11. Town of Farmington

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| a | 2024-3574 | 7-2025 (Exempt) Area Variance to replace an existing (manual copy) sign with a 23.2 SF electronic ground sign (moving sign) when such signs are prohibited - at 153 Church Ave. in the Town of Farmington. |
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Municipality:	Town of Farmington
Referring Board:	Zoning Board of Appeals
Applicant:	St Johns Lutheran Church & Preschool
Application Type:	Area Variance
Class:	Exempt
Property Tax ID:	1.20-1-29.100
Property Address:	153 Church Avenue, Farmington, NY 14425

12. Town of Geneva

13. Town of Gorham

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| a | 2024-3577 | 8-2025 (AR2) Area Variances requested for a proposed porch addition for: (1) a lot coverage of 39.6% when no greater than 25% is permitted, and (2) for the extension of the existing south-side setback (5 ft., 1 in. when a minimum of 15 ft. is required) - at 4080 Shoal Water Pt. in the Town of Gorham. |
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Municipality:	Town of Gorham
Referring Board:	Zoning Board of Appeals
Applicant:	Tom Johnson
Application Type:	Area Variance
Class:	AR2
Property Tax ID:	127.07-1-10.000
Property Address:	4080 Shoal Water Point, Canandaigua, NY 14424

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| b | 2024-3580 | 9.0-2025 (Exempt) Site Plan and Subdivision of a 67.5-acre parcel into two (2) parcels (Parcel 1 - 64-acres and Parcel 2 - 3.8-acres) - for a proposed 6,000 SF home. Project is located at 4364 Lake to Lake Rd. in the Town of Gorham. |
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Municipality:	Town of Gorham
Referring Board:	Planning Board
Applicant:	Seth Bay
Application Type:	Site Plan
Class:	Exempt

Property Tax ID: 127.00-1-13.100
Property Address: 4364 Lake to Lake Road, Canandaigua, NY 14424

- c 2024- **9.1-2025 (Exempt)** Site Plan and Subdivision of a 67.5-acre parcel into two (2) parcels
3581 (Parcel 1 - 64-acres and Parcel 2 - 3.8-acres) - for a proposed 6,000 SF home. Project is
located at 4364 Lake to Lake Rd. in the Town of Gorham.

Municipality: Town of Gorham
Referring Board: Planning Board
Applicant: Seth Bay
Application Type: Minor Subdivision
Class: Exempt
Property Tax ID: 127.00-1-13.100
Property Address: 4364 Lake to Lake Road, Canandaigua, NY 14424

14. Town of Hopewell

15. Town of Manchester

16. Town of Naples

17. Town of Phelps

18. Town of Richmond

19. Town of Seneca

20. Town of South Bristol

21. Town of Victor

- a 2024- **10-2025 (Class 1)** Special Use Permit for the modification (removal/replacement of 3
3381 existing antennas) of an existing monopole telecommunications tower - at 914
Brownsville Rd. in the Town of Victor.

Municipality: Town of Victor
Referring Board: Planning Board
Applicant: Crown Castle 3530 Toringdon Way, Charlotte NC
Application Type: Special Use Permit
Class: Class 1
Property Tax ID: 16.00-1-42.211
Property Address: 914 Brownsville Road, Victor, NY 14564

- b 2024- **11-2025 (Class 1)** Site Plan to develop a new 4-story (23,580 SF) hotel with 123
3547 rooms. Project is located at 100-1020 Eastview Mall Dr. - on the western side of the

existing Eastview Mall property (on an existing paved parking lot between JcPenny and what was formerly Lord and Taylor).

Municipality:	Town of Victor
Referring Board:	Planning Board
Applicant:	BME Associates, 10 Lift Bridge Lane, East Fairport, NY 14450
Application Type:	Site Plan
Class:	1
Property Tax ID:	6.00-1-12.100
Property Address:	100-1020 Eastview Mall Drive, Victor, NY 14564

22. Town of West Bloomfield

23. Village of Bloomfield

24. Village of Clifton Springs

25. Village of Manchester

26. Village of Naples

27. Village of Rushville

28. Village of Phelps

29. Village of Shortsville

30. Village of Victor

31. Privilege of the Floor

32. Upcoming Trainings:

33. Adjournment: