

ONTARIO COUNTY PLANNING BOARD

Wednesday, January 8, 2025, Time: 7:00 PM

1. Call to Order

- a Chair Paul Passavant - Meeting - Call to order

2. Roll Call

- a Erin Holley - Roll Call

3. Approval of Minutes:

- a Paul Passavant / Linda Phillips - Minutes - December 10, 2024

4. New Business:

5. Town of Canandaigua

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|--------------------------|---|--|----------------------|---------------------|-------------------------|-------------------------|-------------------|---|--------------------------|--------------------|---------------|---------|-------------------------|----------------|--------------------------|---|
| a | 2025-115 | 1-2025 (Class 2) Local Law to remove certain restrictions on the placement of manufactured homes. | | | | | | | | | | | | | | |
| | | <table border="0"><tr><td>Municipality:</td><td>Town of Canandaigua</td></tr><tr><td>Referring Board:</td><td>Town Board</td></tr><tr><td>Applicant:</td><td>Town of Canandaigua, Town Board</td></tr><tr><td>Application Type:</td><td>Text Amendment</td></tr><tr><td>Class:</td><td>Class 2</td></tr><tr><td>Property Tax ID:</td><td>N/A</td></tr><tr><td>Property Address:</td><td>N/A</td></tr></table> | 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 |
| 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 | | | | | | | | | | | | | | | |
| b | 2025-116 | 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. | | | | | | | | | | | | | | |
| | | <table border="0"><tr><td>Municipality:</td><td>Town of Canandaigua</td></tr><tr><td>Referring Board:</td><td>Planning Board</td></tr><tr><td>Applicant:</td><td>James Chaney</td></tr><tr><td>Application Type:</td><td>Special Use Permit</td></tr><tr><td>Class:</td><td>Class 1</td></tr><tr><td>Property Tax ID:</td><td>113.17-1-8.110</td></tr><tr><td>Property Address:</td><td>4075 Onnalinda Drive, Canandaigua, NY 14424</td></tr></table> | 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 |
| 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 | 2025-117 | 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. | | | | | | | | | | | | | | |
| | | <table border="0"><tr><td>Municipality:</td><td>Town of Canandaigua</td></tr><tr><td>Referring Board:</td><td>Zoning Board of Appeals</td></tr><tr><td>Applicant:</td><td>Gregory McMahon, McMahon Larue Associates</td></tr></table> | Municipality: | Town of Canandaigua | Referring Board: | Zoning Board of Appeals | Applicant: | Gregory McMahon, McMahon Larue Associates | | | | | | | | |
| 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

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- 1 2025-118 **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

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- d 2025-119 **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

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- 1 2025-120 **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
2	2025-121	4.2-2025 (Exempt)	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.
		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
e	2025-122	5-2025 (Exempt)	Site Plan for the tear-down/re-build of a single-family home - at 4925 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
f	2025-123	6-2025 (Class 1)	Preliminary Overall Subdivision for a 100-acre mixed-residential 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

6. Town of Farmington

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- a 2025-124 **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.

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

7. Town of Gorham

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- a 2025-125 **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.

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 2025-126 **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.

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

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- 1 2025-127 **9.1-2025 (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.

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

8. Town of Victor

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|--------------------------|--|--|----------------------|----------------|-------------------------|----------------|-------------------|--|--------------------------|--------------------|---------------|---------|-------------------------|----------------|--------------------------|--|
| a | 2025-128 | 10-2025 (Class 1) Special Use Permit for the modification (removal/replacement of 3 existing antennas) of an existing monopole telecommunications tower - at 914 Brownsville Rd. in the Town of Victor. | | | | | | | | | | | | | | |
| | | <table> <tr> <td>Municipality:</td> <td>Town of Victor</td> </tr> <tr> <td>Referring Board:</td> <td>Planning Board</td> </tr> <tr> <td>Applicant:</td> <td>Crown Castle 3530 Toringdon Way, Charlotte NC</td> </tr> <tr> <td>Application Type:</td> <td>Special Use Permit</td> </tr> <tr> <td>Class:</td> <td>Class 1</td> </tr> <tr> <td>Property Tax ID:</td> <td>16.00-1-42.211</td> </tr> <tr> <td>Property Address:</td> <td>914 Brownsville Road, Victor, NY 14564</td> </tr> </table> | 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 |
| 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 | 2025-129 | 11-2025 (Class 1) Site Plan to develop a new 4-story (23,580 SF) hotel with 123 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). | | | | | | | | | | | | | | |
| | | <table> <tr> <td>Municipality:</td> <td>Town of Victor</td> </tr> <tr> <td>Referring Board:</td> <td>Planning Board</td> </tr> <tr> <td>Applicant:</td> <td>BME Associates, 10 Lift Bridge Lane, East Fairport, NY 14450</td> </tr> <tr> <td>Application Type:</td> <td>Site Plan</td> </tr> <tr> <td>Class:</td> <td>1</td> </tr> <tr> <td>Property Tax ID:</td> <td>6.00-1-12.100</td> </tr> <tr> <td>Property Address:</td> <td>100-1020 Eastview Mall Drive, Victor, NY 14564</td> </tr> </table> | 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 |
| 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 | | | | | | | | | | | | | | | |

9. Privilege of the Floor

- a Kyle Ritts - Annual report

10. Upcoming Trainings:

- a An updated list of training opportunities can be found at: <https://www.ontariocountyny.gov/192/Training>

NYS Department of State, Division of Local Government Services webinars

- Monday January 13, 2025 from 6 to 8 pm Zoning board of Appeals Overview
- <https://meetny-gov.webex.com/meetny-gov/k2/j.php?MTID=t6ab68bdf30b5bd616988227a9fbced33>

NYS DOS Local Government Training Schedule

- Includes links to YouTube recordings of NYSDOS Planning Board, Zoning Board of Appeals, and SEQR basics trainings (CERTIFICATE OF COMPLETION NOT PROVIDED)
- <https://dos.ny.gov/training-assistance>

NYSDOS On-Demand Training

- Use 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.
- https://dos.ny.gov/training-courses?f%5B0%5D=filter_term%3A2236

The NY Conference of Mayors also offers virtual and recorded webinars for member villages and cities:

- <https://www.nycom.org/training/webinars>

The NY Planning Federation offers virtual and recorded webinars for members:

- Call or e-mail with membership number or to pay and participate as a non-member. 518-512-5270 or email nypf@nypf.org

11. Adjournment:

- a Meeting - Motion to adjourn