

ONTARIO COUNTY PLANNING BOARD

Wednesday, February 12, 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. City of Canandaigua

-
- a 2025-396 **12-2025 (Class 2)** Proposed amendments to the City of Canandaigua's Comprehensive Plan.

Municipality:	City of Canandaigua
Referring Board:	City Council
Applicant:	Canandaigua City Council
Application Type:	Comprehensive Plan
Class:	Class 2
Property Tax ID:	N/A
Property Address:	N/A

6. Town of Canandaigua

-
- a 2025-397 **13-2025 (Exempt)** Site Plan for a proposed single-family home with associated improvements - at 5790 Bristol Cross Rd. in the Town of Canandaigua.

Municipality:	Town of Canandaigua
Referring Board:	Planning Board
Applicant:	Mychajlo Eliazewskyj
Application Type:	Site Plan
Class:	Exempt
Property Tax ID:	125.00-1-35.111
Property Address:	5790 Bristol Cross Rd.

-
- b 2025-398 **14.0-2025 (AR2)** Area Variance and Site plan for proposed improvements including a seating area (with a proposed rear/lake setback of 1 ft. when 15 ft. is required) and putting green on a residential parcel - at 3477 CR16 in the Town of Canandaigua.

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

Class: AR2
Property Tax ID: 98.13-1-17.211
Property Address: 3477 CR 16

- 1 2025-399 **14.1-2025 (AR2)** Area Variance and Site plan for proposed improvements including a seating area (with a proposed rear/lake setback of 1 ft. when 15 ft. is required) and putting green on a residential parcel - at 3477 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: 98.13-1-17.211
Property Address: 3477 CR16

7. Town of East Bloomfield

- a 2025-475 **15-2025 (Class 1)** Special Use Permit to allow for a "drive-in restaurant" for a proposed coffee business in an existing building - at 6570 SR 5&20 in the Town of East Bloomfield.

Municipality: Town of East Bloomfield
Referring Board: Planning Board
Applicant: Mark Mansfield, The Irish Mafia Brewing
Application Type: Special Use Permit
Class: Class 1
Property Tax ID: 81.00-1-34.000
Property Address: 6570 SR 5&20

8. Town of Farmington

- a 2025-401 **16.0-2025 (Class 1)** Area Variance and Site Plan for the construction of a 1,767 SF 3 bay addition to an existing emergency service building - at 5505 St Rt 96, on the southwest corner of SR 96 and CR8 in the Town of Farmington. The Area Variance is for the absence of sidewalks when "sidewalks are to be provided along all sites fronting along any state and county highways" in the MTOD (Major Thoroughfare Overlay District).

Municipality: Town of Farmington
Referring Board: Zoning Board of Appeals
Applicant: Victor Farmington Ambulance
Application Type: Area Variance
Class: Class 1
Property Tax ID: 30.00-1-32.100
Property Address: 5505 St Rt 96

- 1 2025-402 **16.1-2025 (Class 1)** Area Variance and Site Plan for the construction of a 1,767 SF 3 bay addition to an existing emergency service building - at 5505 St Rt 96, on the southwest corner of SR 96 and CR8 in the Town of Farmington.

Municipality:	Town of Farmington
Referring Board:	Planning Board
Applicant:	Victor Farmington Ambulance
Application Type:	Site Plan
Class:	Class 1
Property Tax ID:	30.00-1-32.100
Property Address:	5505 St Rt 96

9. Town of Geneva

- a 2025-403 **17-2025 (AR2)** Area Variances (2) for four proposed signs for the Rochester Regional Health building (formerly Don Allison Sports) - at 833 SR 5&20 in the Town of Geneva. Area Variances are for: (1) a business unit sign area total (2 signs) of 392 SF when no greater than 150 SF total is permitted, and (2) representational sign total area (2 signs) of 224 SF each when no greater than 72 SF total is permitted.

Municipality:	Town of Geneva
Referring Board:	Zoning Board of Appeals
Applicant:	Rochester Regional Health
Application Type:	Area Variance
Class:	AR2
Property Tax ID:	103.00-3-37.000
Property Address:	833 SR 5&20

- b 2025-404 **18-2025 (Class 1)** Subdivision of a 15.2-acre parent parcel into seven separate lots - at 226 Turk Rd. in the Town of Geneva.

Municipality:	Town of Geneva
Referring Board:	Planning Board
Applicant:	David J. Hanley
Application Type:	Major Subdivision
Class:	Class 1
Property Tax ID:	133.00-1-20.100
Property Address:	226 Turk Rd.

10. Town of Gorham

- a 2025-405 **19-2025 (WITHDRAWN)** Special Use Permit to operate a dry goods store at their residence - located at 3090 County Road 18 in the Town of Gorham.

Municipality:	Town of Gorham
Referring Board:	Planning Board
Applicant:	Nelson Nolt
Application Type:	Special Use Permit
Class:	WITHDRAWN
Property Tax ID:	143.00-1-8.120
Property Address:	3090 County Rd 18

11. Town of Phelps

- a 2025-476 **28-2025 (Class 1)** Site Plan for the installation of six (6) Level 3 charging stations and associated improvements - at 1731-1735 SR14 in the Town of Phelps.

Municipality: Town of Phelps
Referring Board: Planning Board
Applicant: SAI Group
Application Type: Site Plan
Class: Class 1
Property Tax ID: 49.00-1-27.200
Property Address: 1731-1735 State Route 14

12. Town of Richmond

- a 2025-406 **20-2025 (Exempt)** Area Variance for a 5-ft. tall fence installed in the front yard when a maximum of 3 ft. is permitted - at 8518 Brookview Dr. in the Town of Richmond.

Municipality: Town of Richmond
Referring Board: Zoning Board of Appeals
Applicant: Michelle Walulis
Application Type: Area Variance
Class: Exempt
Property Tax ID: 136.17-1-26.109
Property Address: 8518 Brookview Drive

- b 2025-407 **21-2025 (AR1)** Subdivision (lot line adjustments) involving 3 lots (TM#'s: 134.00-1-42.110 - Parcel 1, 134.00-1-42.310 - Parcel 2, 148.00-1-57.112 - Parcel 3) - located in the Town of Richmond. 0.43-acres are to be annexed from Parcel 2 to Parcel 3, and 6.316-acres are to be annexed from Parcel 3 to Parcel 1.

Municipality: Town of Richmond
Referring Board: Planning Board
Applicant: Matthew Gillette & Bryce Griffin
Application Type: Minor Subdivision
Class: AR1
Property Tax ID: 134.00-1-42.110, 134.00-1-42.310, 148.00-1-57.112
Property Address: 0000 State Route 20A; 0000 Canadice Lake Rd.; 4883 Canadice Lake Rd.

- c 2025-408 **22-2025 (AR1)** Subdivision (lot-line adjustment) combining 2 lots (TM#'s: 149.00-1-78.112 and 149.00-1-78.200) into 1 - at 5188 CR37 in the Town of Richmond.

Municipality: Town of Richmond
Referring Board: Planning Board
Applicant: Annie Thompson & Jeff Martin
Application Type: Minor Subdivision
Class: AR1

Property Tax ID: 149.00-1-78.112 and 149.00-1-78.200
Property Address: 5188 and 5220 CR 37

13. Town of Seneca

- a 2025-409 **23.0-2025 (Class 1)** Special Use Permit and Site Plan to construct and operate a fuel (oil and gasoline product) storage and distribution facility – at 0000 SR 5&20 in the Town of Seneca.

Municipality: Town of Seneca
Referring Board: Zoning Board of Appeals
Applicant: Jay Newswanger, Seneca Energy
Application Type: Special Use Permit
Class: Class 1
Property Tax ID: 103.00-1-19.120
Property Address: 0000 SR 5&20

- 1 2025-410 **23.1-2025 (Class 1)** Special Use Permit and Site Plan to construct and operate a fuel (oil and gasoline product) storage and distribution facility – at 0000 SR 5&20 in the Town of Seneca.

Municipality: Town of Seneca
Referring Board: Planning Board
Applicant: Jay Newswanger, Seneca Energy
Application Type: Site Plan
Class: Class 1
Property Tax ID: 103.00-1-19.120
Property Address: 0000 SR 5&20

14. Town of Victor

- a 2025-411 **24-2025 (AR1)** Preliminary and Final Subdivision approval for the subdivision of an 11.6-acre parent parcel into three parcels - at 0000 Benson Rd in the Town of Victor.

Municipality: Town of Victor
Referring Board: Planning Board
Applicant: Tod Stover, 8 Hardwood Hill Road, Pittsford, NY 14534
Application Type: Minor Subdivision
Class: Class 1
Property Tax ID: 6.00-1-47.181
Property Address: 0000 Benson Road

- b 2025-412 **25-2025 (Class 1)** Site Plan to install overhead doors to the east building face and additional pavement installation along the east wall of an existing office building - at 770 Canning Pkwy in the Town of Victor.

Municipality: Town of Victor
Referring Board: Planning Board

Applicant: Marathon Engineering
Application Type: Site Plan
Class: Class 1
Property Tax ID: 14.02-1-54.111
Property Address: 770 Canning Pkwy

- c 2025-413 **26-2025 (Exempt)** Site Plan for the construction of a 2,400 SF pole barn for storage (vehicles, RV/travel trailer, lawn equipment, etc.) - at 6415 Bortle Rd. in the Town of Victor.

Municipality: Town of Victor
Referring Board: Planning Board
Applicant: Fred Elliott
Application Type: Site Plan
Class: Exempt
Property Tax ID: 7.00-1-30.212
Property Address: 6415 Bortle Rd., Victor, NY 14564

15. Village of Victor

- a 2025-414 **27-2025 (Class 1)** Site Plan to construct a 3,960 SF building and parking lot for a boat retail business - at 290 W Main St. in the Village of Victor.

Municipality: Village of Victor
Referring Board: Planning Board
Applicant: Pelican Point LLC
Application Type: Site Plan
Class: Class 1
Property Tax ID: 16.17-2-2.000
Property Address: 290 W. Main St.

16. Privilege of the Floor

- a Kyle and Linda - Annual Report
Annual Disclosure, Conflict of Interest forms

17. Upcoming Trainings:

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

NYSDOS 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

18. Adjournment:

- a Meeting - Motion to adjourn