

ONTARIO COUNTY COORDINATED REVIEW COMMITTEE MEETING

Tuesday, March 11, 2025, Time: 3:30 PM
20 Ontario St., Room 229, Canandaigua, NY 14424

1. Call to Order

Assistant Chair High called the Tuesday, March 11, 2025 Ontario County Planning Board meeting to order at 3:30PM.

2. Roll Call

Upon roll call, the following members were:

Present:

Paul Passavant

Burch Craig

Stephen High

A.J. Magnan

Leonard Wildman

Guests:

Linc Swedrock (BME Associates; 40.0-2025 & 40.1-2025)

Brian Mahoney (Canandaigua Development Company; 29-2025)

Robert Brenner (Canandaigua Development Company; 29-2025)

Kate Ott (Ontario County)

3. New Business:

4. City of Canandaigua

29-2025 (Class 2) Map Amendment to rezone a 27.4-acre parcel from R1-B (Single Family Residential) to PUD (Planned Unit Development) - at 156 Stewart Place, just south of the City/Town of Canandaigua municipal boundary, in the City of Canandaigua.

Municipality:	City of Canandaigua
Referring Board:	City Council
Applicant:	City Council, City of Canandaigua
Application	Map Amendment
Type:	
Class:	Class 2
Property	71.09-3-37.111; 71.09-2-47.000
Information	

| (Address & ID):

Description & Review Comments:

The subject (vacant) parcels lie in the northeast corner of the City of Canandaigua, less than a quarter mile east of Canandaigua Academy. This subdivision/Planned Unit Development (PUD) includes lots totaling 27.6 acres behind homes on North Road between Cayuga Street on the west and Tamarack Drive on the east and connecting to Stewart Place and Kennedy Street to the west and south.

The City of Canandaigua PUD process establishes the City Council as the SEQR lead agency and source of final approval of extent and development density of PUD area. The process also requires review and recommendation of a site plan by the City Planning Commission, city staff, and County Planning Board. Following approval of the sketch plan by City Council and related change to the City Zoning Map, the project requires preliminary and final site plan approval by the Planning Commission and a statement of consistency with the approved sketch plan by City Council. The PUD process includes provisions that a subdivision plat for filing in the office of the Ontario County Clerk shall be prepared and filed without need for separate subdivision plat review.

The site was referred before in 2021 (23-2021) and in 2023 (171-2023). In 2023, the project included 34 duplexes with the remaining 66 units in buildings of 4 to 6 units (density of 5 units per acre). The project currently proposes 79 lots (roughly 3 units per acre) for single-family homes. Work will be completed in three phases. The homes will be approximately 1,700 to 2,300 SF in size with attached 2-car garages. The homes will be a mix of 3-4 bedroom dwellings. Intended market structure is middle income.

The project will include 3 points of access to the existing street system: North Road, Kennedy Road, and Stewart Place. Internal roadways, sidewalks, and utilities within the R.O.W. is approximately 4.7-acres. The applicant requests an exemption to permit sidewalks on one side of the street only. The development will connect to the public water and sewer system, provide sidewalks along 1 side of each proposed road, and street lighting. 92 Sugar Maples and 17 Skyline Honeylocust trees are proposed along the roadway.

The proposed project will disturb 22 of the 27.6 acres on the site. OnCor indicates the site soils are predominately Lakemont Silty Clay Loam: poorly drained, partially hydric, moderately low permeability, very high erodibility, is farmland of statewide importance, and is in hydrologic soil group D. There is little to no slope on the parcels (0-3% gradient), except for some steep slopes (16-30% gradient) running along the stream that goes through the center of the site.

There are no wetlands on the project site; there is a NYSDEC wetland to the south (according to OnCor). A stream runs through the center of the parcel. OnCor also indicates the 27.4-acre parcel is in Ontario County Agricultural District #1 as well as some adjacent parcels to the north. Surrounding land use is all residential, except for an athletic field directly to the south. Existing drainage sheet flows to a swale in the center of the property. This basic flow pattern will be maintained with the addition of 5 separate bioretention areas to control water quality and quantity impacts of development.

The applicant representative was present for the March 2025 CRC Meeting and provided additional comments:

- The R1-B zoning district allows for the lot sizes proposed, but because they are single-family (and not duplexes), PUD rezoning is required.
- Street lights and trees are proposed along the street frontage.
- They are asking for relief from the City's walkability requirement of having sidewalks on both sides of the street. The applicant is proposing granite curbing in order to match the character of the existing neighborhoods. The applicant also mentioned that existing sidewalks on Stewart Pl. and Kennedy St. are only located on one side of the street. Crosswalks are proposed at the Stewart Pl./Kennedy St./Maple Ln. intersection (by the

proposed cul-de-sac).

- Sidewalks will connect to the existing sidewalks along North Rd. where the proposed road entrance/exit is.
- The entire project (all 3 phases) is projected to be completed in about 2 years.
- The homes will be all electric, or will be a combination of electric and natural gas/propane. They have confirmed with the utility providers that sufficient energy capacity will be available for the site.
- Homes are to be affordable (although not subsidized). They will cost around \$300,000.
- There is no HOA intended for the stormwater management facilities. They will be maintained by the City of Canandaigua.
- The site will have pick-ups from (Canandaigua City School) buses in the proposed development. The roads are adequately sized (meeting turning radius requirements) for school buses and emergency vehicles. The roads are to be dedicated to the City of Canandaigua.

Relevant February 2021 Comments

1. The intent statement and objectives of the Planned Unit Development article of the City of Canandaigua zoning code indicate the flexible standards are intended so that neighborhoods can incorporate a variety of residential types and tenure and encourage innovation to meet the demand for housing at all economic levels. All the units proposed in this PUD are single family homes on similar sized lots.
2. Any City Council authorizing resolution should include a timeframe for starting and completing the project as proposed and a provision that the property will revert to the current R-1-B zoning if not undertaken.

Relevant September 2023 Comments

1. Are all lands outside the building foot print owned by the HOA?
2. What is estimated acres of recreation space in area west of proposed road C? Are any improvements planned?
3. Will the project incorporate provision for collection of household and common area organic waste?
4. If the property has been receiving an agricultural value exemption, conversion penalties will apply.

September 2023 CRC Comments

1. How will adjacent parcel 71.09-3-10 continue to have access to a public street?
2. Is cul-de-sac sized for school bus and larger emergency vehicles?

September 2023 OCPB Comments

1. There already seem to be flooding / stormwater runoff issues in this area. Will the stormwater mitigation be sufficient for the amount of construction proposed?
2. It is commended by the Board that this project is trying to meet the goals of the City of Canandaigua Comprehensive Plan in regards to creating more diverse and affordable housing.

Comment

1. In 2024, utility providers began notifying developers of electric and gas delivery capacity limitations. Local municipal building and zoning staff are requested to encourage those

planning housing developments of 10 or more units or other developments with significant new energy use to notify RG&E or NYSEG as appropriate. See utility provider (RG&E and NYSEG) intake form below.

<https://www.ontariocountyny.gov/DocumentCenter/View/47729/NYSEG-RGE-Eco-Dev-Intake-Form2020-rev1>

https://www.ontariocountyny.gov/DocumentCenter/View/47728/NYSEG-RGE-Housing-Intake-Form_2024

2. Stormwater management facilities appear to be located on private lots. Who will be responsible for maintenance of these facilities? Will they be dedicated to the City? In any case, the City should be granted an access easement to allow emergency maintenance.

3. Is piped portions of the stream sized to accommodate high intensity storms. The referring body should confirm the design of the proposed stormwater management facilities are based on the updated 2024 NYS Stormwater Design Manual. The applicant should also be required to explain how the system will function in the face of more frequent, higher intensity storms (plus 20 percent) as anticipated by the Design Manual due to climate change. As specified in the Design Manual, to the extent practicable and achievable, construction activities should be designed and built to account for the projected climate change impacts which will occur over the lifetime of the stormwater management facilities. There are existing water management issues on the site, and adjacent areas are already developed with limited opportunities to expand stormwater management systems. Therefore, it is particularly important that new development does not overburden downstream areas.

OCSWCD Comments

1. Can grading and vegetation be stage to coincide with Phased development?
2. Drainage swale has 791ft elevation throughout which will not facilitate water flow. No outlets are indicated so is this swale meant to retain water?

Attachments:

1. Aerial
2. PUD Application Report - 39 pages
3. PUD Sketch Plan

CRC Comment

1. The board commends the applicant for helping to increase the stock of modest size housing options that can be delivered at a lower price point than larger units.

5. Town of Bristol

30-2025 (Class 1) Area Variances (2) to construct a new single-family residence on a currently vacant parcel – at 6591 Day Road in the Town of Bristol. Area Variances are for: (1) front (northern) setback of 17.1 ft. when 57.9 ft. is required, and (2) a side (southern) setback of 25 ft. when 50 ft. is required.

Municipality: Town of Bristol

Referring Board: Zoning Board of Appeals

Applicant: Timothy Cassidy & Kimberly Edwards

Application Type:	Area Variance
Class:	Class 1
Property Information (Address & ID):	124.00-2-39.000

Description & Review Comments:

Subject parcel is 4.8-acres. Proposed disturbance is 0.29-acres. The applicant mentions that the area variances are being requested in order to avoid disturbance in steep slopes.

According to OnCor:

- Subject and surrounding parcels are in the Ontario County Agricultural District #1.
- Land Cover is predominately successional southern and northern hardwoods.
- Land use is currently residential vacant. Surrounding land uses are predominately residential.
- Project site is in steep slope areas (16-30% gradient). Soil disturbed is predominately Lansing Silt Loam (not hydric, moderately high permeability, high erodibility, is not prime farmland, and is in hydrologic soil group B).

What must be proven in order to be granted an area variance?

If requesting an area variance, that is, permission to build in an otherwise restricted portion of the property (such as in the required front, side or rear yards, or above the required building height, or in excess of the lot coverage regulations), then State law requires the applicant to show that the benefit the applicant stands to receive from the variance will outweigh any burden to health, safety and welfare that may be suffered by the community. State law requires the ZBA to take the following factors into consideration in making its determination:

1. whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance;
2. whether the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but would not require a variance;
3. whether the requested area variance is substantial;
4. whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
5. whether an alleged difficulty is self-created.

Unlike the use variance test, the ZBA need not find in favor of the applicant on every one of the above questions. Rather, the ZBA must merely take each one of the factors into account. The ZBA may also decide that a lesser variance than the one requested would be appropriate, or may decide that there are alternatives available to the applicant which would not require a variance.

See submitted Area Variance Test Questions (in posted documents).

Attachments:

1. Aerial

2. Site Plan
3. Full Plans
4. ZBA Test Questions
5. ZBA App
6. SEAF

6. Town of Canandaigua

31-2025 (Exempt) Site Plan to construct a 2,400 SF single-family home on a currently vacant lot - at 4080 Cramer Rd. in the Town of Canandaigua.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Greg Wojcik
Application Type: Site Plan
Class: Exempt
Property Information (Address & ID): 111.00-1-25.000

Description & Review Comments:

Exempt (See Exemption #9 of Appendix B of the OCPB Bylaws).

Attachments:

1. Aerial
2. Site Plan
3. Survey
4. Ag Data Statement
5. Soil Erosion and Sediment Control Application
6. SEAF
7. ZLD
8. recorded deed
9. PB App

32.0-2025 (Class 1) Area Variance (for a driveway 0 ft. from the side property line when a minimum of 10 ft. is required) and Site Plan to construct a single-family home on a currently vacant lot - at Latting Rd. (TM# 57.00-1-7.120) in the Town of Canandaigua.

Municipality: Town of Canandaigua
Referring Board: Zoning Board of Appeals
Applicant: Hunter Reid
Application Type: Area Variance
Class: Class 1
Property Information (Address & ID): 57.00-1-7.120

**Information
(Address & ID):**

Description & Review Comments:

Subject Parcel is 15-6-acres. Disturbance is estimated to be 0.8-acres. Proposed driveway is located along the eastern edge of the parcel (parcel with proposed home). The driveway gains access to Latting Road via an adjacent parcel (also owned by applicant) – which is located in a different municipality (T. Hopewell). The proposed home has a 210 ft. front setback and 60 ft. side setback. Septic / a Leach field is proposed just south of the home. A well connection is proposed to come from the east. There will be an underground electric service.

The applicant mentions that the variance request is necessary because there is no other location in which to access the lot.

Submitted documents indicate that the application is incomplete (per T. Canandaigua Zoning Law Determination):

- Application sign-off must be completed by the current property owner.
- Existing Conditions:
 - Rear building setback line is missing.
- Proposed Conditions:
 - Rear and side building setback line is missing.
 - Driveway side setback lines are missing.
 - Driveway length is missing.
 - Square footage of dwelling is missing.

According to OnCor:

- Subject and surrounding parcels are all in Ontario County Agricultural District #1.
- Subject land use is residential vacant. Surrounding land uses are agricultural (east and west) and residential (north and south).
- Area disturbed is successional old field. A stream and Silver Maple Ash Swamp occupies the western boundary of the parcel.
- There is gentle to no slope on the parcel (0-9% gradient).
- Soil disturbed is Schoharie Silty Clay Loam (not hydric, moderately high permeability, very high erodibility, is an area of prime farmland, and is in hydrologic soil group D).

What must be proven in order to be granted an area variance?

If requesting an area variance, that is, permission to build in an otherwise restricted portion of the

property (such as in the required front, side or rear yards, or above the required building height, or in excess of the lot coverage regulations), then State law requires the applicant to show that the benefit the applicant stands to receive from the variance will outweigh any burden to health, safety and welfare that may be suffered by the community. State law requires the ZBA to take the following factors into consideration in making its determination:

1. whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance;
2. whether the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but would not require a variance;
3. whether the requested area variance is substantial;
4. whether the proposed variance will have an adverse effect or impact on the physical or

environmental conditions in the neighborhood or district; and

5. whether an alleged difficulty is self-created.

Unlike the use variance test, the ZBA need not find in favor of the applicant on every one of the above questions. Rather, the ZBA must merely take each one of the factors into account. The ZBA may also decide that a lesser variance than the one requested would be appropriate, or may decide that there are alternatives available to the applicant which would not require a variance.

See submitted Area Variance Test Questions (in posted documents).

Attachments:

1. Aerial
2. Full Plans
3. survey
4. ZBA Test Questions
5. PB ZLD
6. ZBA App
7. DEED
8. ZBA ZLD
9. SEAF
10. PB App

CRC Comments

1. Is there an existing/proposed easement to provide farm access to the adjacent property to the east? If the driveway is shared, will it be designed for the weight/size of large agricultural vehicles?
2. Is the Town of Hopewell / Hopewell Highway Dept. aware of the project (location of proposed driveway)? Will an area variance be need in the T. of Hopewell for driveway side setbacks? These mu
3. The applicant should establish/maintain a vegetative buffer to the east in order to minimize potential issues/complaints about the adjacent allowable agricultural use.

32.1-2025 (Exempt) Area Variance (for a driveway 0 ft. from the side property line when a minimum of 10 ft. is required) and Site Plan to construct a single-family home on a currently vacant lot - at Latting Rd. (TM# 57.00-1-7.120) in the Town of Canandaigua.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Jonathan Jones, Marks Engineering
Application Type: Site Plan
Class: Exempt
Property Information (Address & ID): 57.00-1-7.120

Description & Review Comments:

Exempt (See Exemption #9 of Appendix B of the OCPB Bylaws).

Attachments:

None

33.0-2025 (Class 1) Area Variance and Site Plan (to construct a single-family home) for a proposed lot line adjustment creating a lot width of 81.27 ft. when a minimum of 125 ft. is needed - at 4594 County Road 4 in the Town of Canandaigua.

Municipality: Town of Canandaigua
Referring Board: Zoning Board of Appeals
Applicant: Brennan Marks, Marks Engineering
Application Type: Area Variance
Class: Class 1
Property Information (Address & ID): 71.00-1-44.200

Description & Review Comments:

A proposed lot line adjustment between Lot 1 (TM# 71.00-1-44.100) and Lot 2 (TM# 71.00-1-44.200) will result in a road width frontage of 81.27 ft. and 121.64 ft., respectively. The lot line adjustment would make Lot 1's road width smaller, and Lot 2's wider. Lot 1 is a pre-existing non-conformity with a current width of 102.91 ft. Due to the pre-existing non-conformity being increased, the Planning Board will need to review and make recommendations to the Zoning Board of Appeals.

What must be proven in order to be granted an area variance?

If requesting an area variance, that is, permission to build in an otherwise restricted portion of the

property (such as in the required front, side or rear yards, or above the required building height, or in excess of the lot coverage regulations), then State law requires the applicant to show that the benefit the applicant stands to receive from the variance will outweigh any burden to health, safety and welfare that may be suffered by the community. State law requires the ZBA to take the following factors into consideration in making its determination:

1. whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance;
2. whether the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but would not require a variance;
3. whether the requested area variance is substantial;
4. whether the proposed variance will have an adverse effect or impact on the physical or

environmental conditions in the neighborhood or district; and
5. whether an alleged difficulty is self-created.

Unlike the use variance test, the ZBA need not find in favor of the applicant on every one of the above questions. Rather, the ZBA must merely take each one of the factors into account. The ZBA may also decide that a lesser variance than the one requested would be appropriate, or may decide that there are alternatives available to the applicant which would not require a variance.

See submitted Area Variance Test Questions (in posted documents).

Attachments:

1. Aerial
2. Full Plans
3. Survey

4. ZBA Test Questions
5. ZLD
6. ZBA App
7. SEAF
8. PB App

CRC Comments

1. Is there any access/easement agreement for the shared driveway?
2. Is an area variance needed for the driveway side setback?

33.1-2025 (Exempt) Area Variance and Site Plan (for a single-family home) for a proposed lot line adjustment creating a lot width of 81.27 ft. when a minimum of 125 ft. is needed - at 4594 County Road 4 in the Town of Canandaigua.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Brennan Marks, Marks Engineering
Application Type: Site Plan
Class: Exempt
Property Information (Address & ID): 71.00-1-44.200

Description & Review Comments:

Exempt (See Exemption #9 of Appendix B of the OCPB Bylaws).

Attachments:

None

CRC Comments:

34-2025 (Class 1) Area Variances to place an accessory generator: (1) 13 ft. from the rear property line when 15 ft. is required, and (2) 10 ft. from the side property line when 15 ft. is required - at 8012 Arbour Hill Trail in the Town of Canandaigua.

Municipality: Town of Canandaigua
Referring Board: Zoning Board of Appeals
Applicant: Sabrina Martin, Home Power Systems
Application Type: Area Variance
Class: Class 1
Property Information (Address & ID): 112.19-1-50.000

Description & Review Comments:

The proposed generator location requires a rear and side setback variance in order to be

installed according to safety/code requirements for the house. The residence is the southern half of a duplex. Roughly 20 ft. of space lies between the house and the rear parcel line. The south side setback is 9.1 ft. The rest of the residence lies on / directly adjacent to the parcel lines (front, north side). Location of the proposed generator is on an area of gentle to no slope (0-9% gradient). The generator is proposed in the southeast corner of the lot (back yard), away from the residence to the north. Subject and nearby parcels on Arbour Hill Trail are all residential, with vacant residential land surrounding.

What must be proven in order to be granted an area variance?

If requesting an area variance, that is, permission to build in an otherwise restricted portion of the property (such as in the required front, side or rear yards, or above the required building height, or in excess of the lot coverage regulations), then State law requires the applicant to show that the benefit the applicant stands to receive from the variance will outweigh any burden to health, safety and welfare that may be suffered by the community. State law requires the ZBA to take the following factors into consideration in making its determination:

1. whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance;
2. whether the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but would not require a variance;
3. whether the requested area variance is substantial;
4. whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
5. whether an alleged difficulty is self-created.

Unlike the use variance test, the ZBA need not find in favor of the applicant on every one of the above questions. Rather, the ZBA must merely take each one of the factors into account. The ZBA may also decide that a lesser variance than the one requested would be appropriate, or may decide that there are alternatives available to the applicant which would not require a variance.

See submitted Area Variance Test Questions (in posted documents).

Attachments:

1. Aerial
2. Sketch
3. ZBA Test Questions
4. ZLD
5. ZBA App

35-2025 (Exempt) Local Law Update: Town Code text amendment to §45 Cemeteries and Monuments.

Municipality: Town of Canandaigua
Referring Board: Town Board
Applicant: Town of Canandaigua

Application Type:	Local Law
Class:	Exempt
Property Information (Address & ID):	NA

Description & Review Comments:

Exempt

Attachments:

1. Memo
2. Proposed Changes - Final Draft
3. Proposed Changes - Redline Draft
4. SEAF

36-2025 (Class 2) Text Amendment(s): three separate local law updates to Chapter §220-21 RLD, regarding: (1) to §220-21(C)(1) Detached Garages, (2) to §220-21(C)(3) Generators, and (3) to §220-21(D)(3) Bisected Lots.

Municipality:	Town of Canandaigua
Referring Board:	Town Board
Applicant:	Town of Canandaigua
Application Type:	Text Amendment
Class:	Class 2
Property Information (Address & ID):	NA

Description & Review Comments:

1. §220-21(C)(1) Detached Garages

- Detached private garages in the RLD are currently limited to a maximum of 900 square feet in area. This update will remove that size limit. Proposed projects will still be required to comply with regulations governing maximum building and lot coverage in the RLD.

2. §220-21(C)(3) Generators

- Town Code currently allows lots in the RLD zoning district to have a total of two accessory buildings/structures: one detached private garage and one additional structure. Because Town code includes generators as one type of accessory structure, many homeowners must choose between a generator and a shed or pool or other accessory structure.
- This update will specifically permit homeowners to propose the placement of one generator in the RLD without it counting towards the two total accessory buildings/structures. Proposed projects will still be required to comply with regulations governing maximum building and lot coverages and setbacks in the RLD.

3. §220-21(D)(3) Bisected Lots

- The purpose of this new section is to prevent excessive impervious coverage on parcels in the RLD abutting Canandaigua Lake, specifically on the lakeside portion of a lot that is divided by a public or private right-of-way. The change would limit new impervious coverage on the lakeside portion of a divided lot to 50% maximum coverage. Total coverage for the entire lot would be subject to existing requirements for lot coverage as specified in §220 Attachment 1 - Schedule I.
- This change will also require any project involving the tear-down and rebuild of a single-family home to limit the proposed building coverage percent to what previously existed for the demolished home. The proposed law would also prohibit any increase of pre-existing nonconformities.

Attachments:

1. Memo
2. Final Draft
3. Redline Draft
4. SEAF

7. Town of Farmington

37.0-2025 (Class 1) Special Use Permit renewal for an existing telecommunications tower - at 4804 Kyte Rd. in the Town of Farmington. In addition, a preliminary subdivision is proposed to subdivide the 28.3-acre parent parcel, excluding the Kyte Rd. right-of-way, into 4 separate parcels (1 containing the telecommunications tower, and 3 for future residential use).

Municipality:	Town of Farmington
Referring Board:	Planning Board
Applicant:	Tim Mattice 1014 Dominion Dr Katy Texas 77450
Application	Special Use Permit
Type:	
Class:	Class 1
Property	31.00-1-61.000
Information	
(Address & ID):	

Description & Review Comments:

In 2007 Farmington approved construction of a 155' monopole telecommunications tower. within a 100'x 100' leased area. Based on documentation provided in the referred application materials, the tower was sized to accommodate 3 carriers. In 2009, the Town approved the addition of a 2nd carrier, however, there is currently only 1 carrier with equipment on this tower. At the time of the original special use permit application, the term was 5-years which aligned with the renewal frequency of the telecommunication equipment license. The special use permit term is now 2- years.

The existing tower setbacks are 161' to the north property boundary with the NYS Thruway

and 175' to the west proposed property boundary. Additional dimensions are not provided on the site plan, however, it appears a similar setback is available to the property line to the east. Also minutes from the 2007 approval indicate there was a 396 setback from Kyle Road, which seems to have been increased by 32', and a 360 setback to any existing shelter.

The proposed subdivision plat includes Lot 1 a 9.9 acre lot at the northeast corner of CR 28 and Kyte Road with an existing home and barn 60' or more from Kyte Road and 95 feet from proposed lot line. Lot 2 is 5.3 acres and includes the tower side. Lot 3 is 6.4 acres with the front 2/3s of the property in the NYS DEC wetland check zone. Lot 4 is 6.8 acres on the southeast corner of CR 28 and Kyle Road. No percolation test were completed and the subdivision plat indicates proposed lots are not approved building lots. The property is zoned A-80 which requires a minimum lot size of 80,000 square feet. The proposed lots meet the lot size requirement.

According to OnCor, there is a stream and a wetland in the northwest corner of the property. The wetland area is identified as a NYSDEC wetland on the subdivision plat. There are no limited floodplain or steep slope areas on the property. There are 4 homes of .18, 2.2, 2.2, and 8 acres adjacent to the property along CR 28. All other adjacent properties are in Ontario County Agricultural District #1, though there are two additional single family homes along Kyte Road to the east.

Nine of the total 28.3-acre site is currently leased for farming by a nearby farmer; OnCor indicates this is primarily on proposed Lot 3 and along the eastern portion of Lot 2, the tower site. The rear 1/3 of Lot 3 is prime farmland, the front 2/3 are farmland of statewide importance.

Comments

1. Does the proposed subdivision plan appropriately balance desirability of maintain land in agricultural use and ensuring a safe fall zone around the tower? It appears continued lease of the 9 acres farmed could require leases with two property owners.
2. Is the existing lighting an L 810 double obstruction light as currently required by Town Code in the event lighting is requested by Mercy Flight?
3. When was the last equipment update completed and was a structural assessment completed at that time?
4. Has the referring body confirmed the presence of back-up power as required by the current Town code?
5. Is there room in the existing 350 SF equipment building for equipment for additional carriers? If not the Town's 400 SF limit may limit the attractiveness of this tower for co-location due to the need for area variance. If the Planning Board has authority to waive special use permit requirements, it may be appropriate to increase the maximum allowable equipment building size in conjunction with this SUP application.
6. Is a 2-year term necessary given the compliance of the applicant and the enforcement resources of the Town?

Attachments:

1. Aerial
2. Prelim Subdiv Plat
3. Site Plan
4. Farmington - Planning Board Minutes 2007
5. LOI

6. Submittal Letter
7. PB App
8. Correspondence
9. Ag Data Statement
10. SEAF

37.1-2025 (AR1) Special Use Permit renewal for an existing telecommunications tower - at 4804 Kyte Rd. in the Town of Farmington. In addition, a preliminary subdivision is proposed to subdivide the 28.3-acre parent parcel, excluding the Kyte Rd. right-of-way, into 4 separate parcels (1 containing the telecommunications tower, and 3 for future residential use).

Municipality: Town of Farmington
Referring Board: Planning Board
Applicant: Tim Mattice 1014 Dominion Dr Katy Texas 77450
Application Type: Subdivision
Class: AR1
Property Information (Address & ID): 31.00-1-61.000

Description & Review Comments:

See description of existing conditions and proposed subdivision at 37.0-2025.

Policy AR-3: Permit Renewals with No Proposed Changes

Renewal of special use permits or other previously approved local applications where no expansion or other similar change is proposed have been determined by this Board to be a category of referrals with no potential countywide or inter-municipal impact.

Final classification shall be Class 1

Findings:

1. Applications addressed by this policy propose no new development.
2. Applications addressed by this policy propose no changes to the existing use.
3. Such applications present little potential for countywide or intermunicipal impact.

Final Recommendation - The CPB will make no formal recommendation to deny or approve applications for renewal of special use permits or other previously approved local permits where no expansion or other similar change is proposed (Class 1)

Comments fr

Attachments:

None

38.0-2025 (Class 1) Special Use Permit and Site Plan for a 1.75-acre expansion of a parking lot (for the display of vehicles) at an existing commercial RV (Meyers RV) business – at 6200 SR96 in the Town of Farmington.

Municipality:	Town of Farmington
Referring Board:	Planning Board
Applicant:	Meyers RV of Farmington
Application Type:	Special Use Permit
Class:	Class 1
Property Information (Address & ID):	29.00-1-70.110

Description & Review Comments:

This Board previously reviewed the development of the Meyers RV site, a lot line adjustment to include additional purchased property to the north, and rezoning of the additional property from RMF Residential-Multi-family to Gb General Business. The current referral is to develop a 1.75 acres gravel parking areas to expand the inventory/display area. The additional display area will replace existing wooded area and accommodate 83 vehicles. The total number of vehicles will remain within the 250 vehicle limit of the existing special use permit. The modification does not require changes to business operations and no new curb cuts or water or sewer infrastructure are proposed. The proposed site plan includes stormwater modifications and associated grading and erosion control and stormwater pollution prevention plan modifications. There is a proposed stormwater management facility along the new northern property line and 4 proposed bio-retention areas along the north edge of the gravel display area and near the proposed access connection between the existing and proposed display areas. the fence along Mertensia Road will be 4 feet and the fence along the northern property boundary will be 6 feet. Fencing will include wood and chain link segments. The Mertensia Road fence will be within the 20' sidewalk easement granted to the Town.

Some woods will remain along the western half of the project site and 2 maple and 3 service berry trees will be planted along Mertensia Road and 11 spruce trees, 10 shrubs and 39 sedge and iris perennials will be planted along the top of the stormwater management facility. There are additional woods on the adjacent site south of the access driveway. There also appear to be 2 street light along Mertensia Road and 3 along th norther edge of the proposed gravel parking area.

OCSWCD Comments

1. The SEAF (#17) indicates stormwater discharge will not flow to adjacent properties. Grading and Erosion Control Plan indicates emergency spillway leading onto adjacent parcel. Full SWPPP should include design plans for neighboring Stormwater Management Facility.
2. Are bioretention underdrains connected to stormwater conveyance system?

Attachments:

1. Aerial
2. Site Plan w Aerial
3. Full Plans - 11 pages
4. PB App
5. Submittal Letter
6. SEAF

38.1-2025 (Class 1) Special Use Permit and Site Plan for a 1.75-acre expansion of a parking lot (for the display of vehicles) at an existing commercial RV (Meyers RV) business – at 6200 SR96 in the Town of Farmington.

Municipality: Town of Farmington
Referring Board: Planning Board
Applicant: Meyers RV of Farmington
Application Type: Site Plan
Class: Class 1
Property Information (Address & ID): 29.00-1-70.110

Description & Review Comments:

See 38.0-2025.

Attachments:

None

39-2025 (Class 1) Site Plan Amendment for a 7,200 SF commercial (textile business) pole barn - at 1067 Gateway Dr. in the Town of Farmington.

Municipality: Town of Farmington
Referring Board: Planning Board
Applicant: Decal, LLC
Application Type: Site Plan
Class: Class 1
Property Information (Address & ID): 29.00-1-1.210

Description & Review Comments:

The 3.9 acre site is currently developed with a building for a textile recycling use. Site access is off Gateway Drive. The proposed new building will be located east of the existing building.

The 0.6 acre area of disturbance does not include existing on or off-site buffer vegetation along SR 334 or existing vegetation along other adjacent roadways. There are no slope, wetland, or floodplain constraints on the property.

Adjacent uses include SR 332 to the east, an industrial use to the south across Plastermill Road, an apartment complex across Gateway Drive to the west, and a vacant Industrial zoned site to the north.

Comment

1. The site plan lists the parcel acreage as 3.827 while OnCor lists the property as 3.935 including a small area south of Plastermill road adjacent to sr ##@ ROW

Attachments:

1. Aerial
2. Site Plan
3. Landscaping Plan

4. Full Plans
5. Layout and Elevations
6. PB Resolution
7. MTOD and MSOD Site Design Guidelines
8. No Impact Letter
9. PB App
10. Engineer Response Letter
11. SEAF

40.0-2025 (Class 1) Preliminary Site Plan and Re-subdivision to construct a 38,600 SF office building and adjoining 25,000 SF (Industrial/Manufacturing) warehouse with related site improvements - at 6100 Loomis Rd. and 9 additional contiguous parcels, just north of Loomis Rd., in the Town of Farmington.

Municipality: Town of Farmington

Referring Board: Planning Board

Applicant: T&M Properties of WNY, LLC

Application Site Plan

Type:

Class: Class 1

Property 17.00-1-67.010; 17.00-1-67.100; 17.00-1-67.200; 17.00-1-

Information 67.300; 17.00-1-67.400; 17.00-1-67.500; 17.00-1-67.600; 17.00-

(Address & ID): 1-67.700; 17.00-1-67.800; 17.00-1-67.900

Description & Review Comments:

The project site was previously approved for development as an industrial park with ten 2 to 4 acre sites. Prior to that, portions of the site were mined for gravel. The current referral proposes consolidating the 10 lots of the industrial park into a single lot. The site plan indicates a similar access point from Loomis Road, a private road built to Town dedicatable standards, and development on the eastern 1/3 of the consolidated site.

The site plan includes a 38,600 SF single-story building with 25,000 SF of warehouse space with loading docks facing a loading area along the eastern property boundary and 13,700 SF of industrial/manufacturing space to the north. The site plan also shows a 9,000 SF addition to the east of the proposed industrial building and north of the asphalt loading area. The site plan also includes 8 truck parking spaces (labeled equipment storage area) and 58 employee and customer parking spaces with 4 light poles north and west of the industrial building and main entrance on the west facade. Building-mounted lighting is proposed on the east, west, and south sides of the warehouse building.

The site plan labels the area to the west of the proposed private road as a future development area, though this area is included within the area of disturbance and the grading plan includes a note about fill compaction in the pavement area. It is not clear whether fill will be removed from or placed in the future development area.

The project includes a 20 ft. deep stormwater management facility and landscaping along the southern property boundary adjacent to existing residential lots on Loomis Road and a light pole and monument sign at the project entrance. No fence around the SWMF is proposed.

There is also landscaping along the proposed road and around the north and west sides of the industrial building foundation. The stormwater management analysis includes analysis based on development of the proposed road and buildings only and for full site development with 65 percent lot coverage or 14.7 acres of impervious area. More SWMFs will be created if development/expansion occurs to the west.

The Engineers Report indicates proposed infiltration basin will be included in the geotechnical analysis and provided to the Town. Based on test pits examined for the previous plan, the site consists of permeable sandy soils with pockets of fill materials. The Engineers report indicates the stormwater system has been designed based on infiltration rate of 2" per hour, though rates may be as high as 10" per hour.

Comments

1. The Engineer report indicated the proposed stormwater management facilities are based on the updated 2024 NYS Stormwater Design Manual. The applicant should also be required to explain how the system will function in the face of more frequent, higher intensity storms (plus 20 percent) as anticipated by the Design Manual due to climate change. As indicated in Engineers Report Table 4, off-site analysis points A including culvert under Loomis Road, and D including existing homes on Loomis Road are particularly susceptible to increased stormwater flows during storm events that exceed what has historically been the 100 year storm. As specified in the Design Manual, to the extent practicable and achievable, construction activities should be designed and built to account for the projected climate change impacts which will occur over the lifetime of the stormwater management facilities. Much of Farmington and adjacent Monroe County is already developed with limited opportunities to expand stormwater management systems and therefore, it is particularly important that new development does not overburden downstream areas.

OCSWCD Comments

1. Proposed concrete washout must be 100ft from storm drain inlets.
2. Consider using Phosphorus free fertilizer unless a soil test indicates it is required.

Attachments:

1. Aerial
2. Site Plan
3. Landscaping Plan
4. Grading Plan
5. Tax Map
6. Subdiv Plat
7. Full Plans - 14 pages
8. Submittal Letter
9. PB App
10. Floor Plan
11. Ag Data
12. FEAF - 15 pages
13. Engineers Report - 166 pages

CRC Comment

1. The referring board should consider additional landscaping on the northern side of the parcel for both visual appeal for employees as well as to shield traffic on I-90 from vehicle headlights in the proposed parking lot.

38,600 SF office building and adjoining 25,000 SF (Industrial/Manufacturing) warehouse with related site improvements - at 6100 Loomis Rd. and 9 additional contiguous parcels, just north of Loomis Rd., in the Town of Farmington.

Municipality: Town of Farmington
Referring Board: Planning Board
Applicant: T&M Properties of WNY, LLC
Application Type: Subdivision
Class: Class 1
Property Information (Address & ID): 17.00-1-67.010; 17.00-1-67.100; 17.00-1-67.200; 17.00-1-67.300; 17.00-1-67.400; 17.00-1-67.500; 17.00-1-67.600; 17.00-1-67.700; 17.00-1-67.800; 17.00-1-67.900

Description & Review Comments:

See 40.0-2025.

Attachments:

None

41-2025 Referral Does Not Exist. It was a part of 37.0-2025 and was incorrectly assigned a referral number.

Municipality: Town of Farmington
Referring Board: Planning Board
Applicant: TBA
Application Type: Subdivision
Class: TBA
Property Information (Address & ID): 31.00-1-61.000

Description & Review Comments:

NONE

Attachments:

None

8. Town of Gorham

42.0-2025 (Exempt) Subdivision (of a 1.98-acre parcel from a 157.0-acre parent parcel) and Site Plan for the construction of a single-family home - at 4091 Middle Rd. in the Town of Gorham.

Municipality: Town of Gorham
Referring Board: Planning Board
Applicant: Hayley Oaks
Application Subdivision

Type:
Class: Exempt
Property 113.00-1-41.200
Information
(Address & ID):

Description & Review Comments:

Exempt (See Exemption #11 of Appendix B of the OCPB Bylaws).

Attachments:

1. Subdivision Plat
2. Site Plan
3. Full Plans
4. PB Apps
5. SEAF

42.1-2025 (Exempt) Subdivision (of a 1.98-acre parcel from a 157.0-acre parent parcel) and Site Plan for the construction of a single-family home - at 4091 Middle Rd. in the Town of Gorham.

Municipality: Town of Gorham
Referring Board: Planning Board
Applicant: Hayley Oaks
Application Site Plan
Type:
Class: Exempt
Property 113.00-1-41.200
Information
(Address & ID):

Description & Review Comments:

Exempt (See Exemption #9 of Appendix B of the OCPB Bylaws).

Attachments:

None

43-2025 (Exempt) Site Plan for a tear-down / re-build of a single-family home - at 4244 SR364 in the Town of Gorham.

Municipality: Town of Gorham
Referring Board: Planning Board
Applicant: Matthew Rischpater
Application Site Plan
Type:
Class: Exempt
Property 127.11-1-37.000
Information
(Address & ID):

Description & Review Comments:

Exempt (See Exemption #9 of Appendix B of the OCPB Bylaws).

Attachments:

1. Aerial
2. Site Plan
3. Layout & Elevations
4. PB App

44-2025 (Exempt) Site Plan to construct 2 additions (totaling 682 SF) to an existing residence - at 4914 CR11 in the Town of Gorham.

Municipality: Town of Gorham
Referring Board: Planning Board
Applicant: Julia & Tom Insalaco
Application Site Plan
Type:
Class: Exempt
Property 141.17-1-1.000
Information
(Address & ID):

Description & Review Comments:

Exempt (See Exemption #9 of Appendix B of the OCPB Bylaws).

Attachments:

1. Aerial
2. Site Plan
3. Elevations
4. Survey
5. Submittal Letter
6. PB App
7. SEAF

9. Town of Phelps

52-2025 (AR1 / Late Referral) Site Plan to replace a current sign with a 50 SF LED digital sign - at 1943 SR14 in the Town of Phelps.

Municipality: Town of Phelps
Referring Board: Planning Board
Applicant: ASB Ventures LLC
Application Site Plan
Type:
Class: AR1
Property 63.00-3-18.210
Information
(Address & ID):

Description & Review Comments:

Policy AR-7: Signs

The County Planning Board has long taken an interest in supporting local efforts to limit excessive signage. The Board has identified xxx as a primary travel corridor for tourists visiting Ontario County.

The intent is to protect the character of development along these corridors by encouraging local boards to adhere to their adopted laws as much as possible.

B. Applications for signs complying with local limits on size and number

Final Classification: Class 1

Findings

1. Signs that comply with local dimensional requirements will have the minimal practical level of impact on community character.

Final Recommendation: The CPB will make no formal recommendation to deny or approve applications for signs that comply with local limits on size and or number.

Comments from individual members and staff shall be so designated and sent to the referring agency.

Attachments:

1. Aerial
2. Survey Sketch
3. Sign Image
4. PB App
5. SEAF
6. Ag Data

10. Town of Richmond

45-2025 (Exempt) Area Variance for a 4 ft. tall fence in the front yard when no greater than 3 fl. is permitted - at 45 Mastin Dr., just north of Sandy Bottom Park, in the Town of Richmond.

Municipality:	Town of Richmond
Referring Board:	Zoning Board of Appeals
Applicant:	Jacqueline Boorman
Application	Area Variance
Type:	
Class:	Exempt
Property	135.20-2-26.000
Information	
(Address & ID):	

Description & Review Comments:

Exempt (See Exemptions #1 and 3 of Appendix B of the OCPB Bylaws).

Attachments:

1. Aerial
2. ZBA App
3. SEAF

46-2025 (Exempt) Lot Combination combining a 1.81-acre parcel (136.17-1-23.100) and a 1.78-acre parcel (136.17-1-22.000) into a single parcel - at 4859 East Lake Rd. in the Town of Richmond.

Municipality: Town of Richmond
Referring Board: Planning Board
Applicant: Samantha Kennedy
Application Type: Minor Subdivision
Class: Exempt
Property Information (Address & ID): 136.17-1-23.100 & 136.17-1-22

Description & Review Comments:

Exempt (See Exemption #11 of Appendix B of the OCPB Bylaws).

Attachments:

1. PB App
2. SEAF
3. Ag Data

47-2025 (AR1) Site Plan for a new tenant (educational/community center) in an existing building on an existing commercial parcel - at 8730 Main St. in the Town of Richmond.

Municipality: Town of Richmond
Referring Board: Planning Board
Applicant: Joe Cassara
Application Type: Site Plan
Class: AR1
Property Information (Address & ID): 135.20-1-14.000

Description & Review Comments:

Policy AR-4: Use of existing facilities for a permitted use with no expansion of the building or paved area.

Applications involving only the use of existing facilities for a permitted use with no expansion of the building or paved area of have been determined by this Board to be a category of referrals with no potential countywide or inter-municipal impact. Applications for specially permitted uses or the addition of drive through service are not covered under this policy and

will require full board review.

Final classification shall be Class 1

Findings

1. Applications addressed by this policy propose no new development.
2. Applications addressed by this policy include only permitted uses.
3. Such applications present little potential for countywide or intermunicipal impact.

Final Recommendation - The CPB will make no formal recommendation on applications involving only the use of existing facilities for a permitted use with no expansion of the building or paved area (Class 1).

Attachments:

1. Aerial
2. Survey
3. SEAF
4. PB App
5. Sign Renderings

11. Town of South Bristol

51.0-2025 (Class 1 / Late Referral) Area Variances (2) & Site Plan for a proposed 241 sq.ft. addition to a single-family home - at 6957 Granger Point Drive. The first Area Variances is for: (1) a front setback of 43.1ft. where no less than 50ft. is allowed.

Municipality:	Town of South Bristol
Referring Board:	Zoning Board of Appeals
Applicant:	Mark Schlegel
Application	Area Variance
Type:	
Class:	Class 1
Property	191.17-1-7.000
Information	
(Address & ID):	

Description & Review Comments:

The subject parcel is 0.30-acres. Disturbance is proposed at 0.01-acres. The addition is single-story and to match the existing home – for a proposed master bedroom. This referral (51.0-2025) is a class 1, for a front setback area variance of 43.1 ft. when no less than 50 ft. is allowed (this area variance did not meet AR2 requirements). This is a relief upon a pre-existing non-conformity of an existing setback of 29.2 ft. The second area variance requested is for a proposed lot coverage of 31.28% when no greater than 20% is allowed (AR2 portion of the referral; 51.1-2025) – this is an expansion upon the pre-existing non-conforming (current) lot coverage of 28.98%. In addition, the submitted documents indicate a pre-existing non-conformity exists for the front (4.7 ft.) and side setback (0.2 ft.) of the carriage house.

According to OnCor:

- Subject parcel is within the FEMA Floodway, FEMA Q3 Floodplains, and Draft 100-

and 500- Year Flood Zones. Parcel is on the Canandaigua Lake shoreline.

- Soil disturbed is Guyanoga Channery Silt Loam (not hydric, high permeability, medium erodibility, is an area of prime farmland, and is in hydrologic soil group B).
- Area disturbed is mowed lawn. There is little to no slope (0-3% gradient) down towards the lake.
- Subject and all surrounding land use is residential.
- Sewer and water source is private.

What must be proven in order to be granted an area variance?

If requesting an area variance, that is, permission to build in an otherwise restricted portion of the property (such as in the required front, side or rear yards, or above the required building height, or in excess of the lot coverage regulations), then State law requires the applicant to show that the benefit the applicant stands to receive from the variance will outweigh any burden to health, safety and welfare that may be suffered by the community. State law requires the ZBA to take the following factors into consideration in making its determination:

1. whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance;
2. whether the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but would not require a variance;
3. whether the requested area variance is substantial;
4. whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
5. whether an alleged difficulty is self-created.

Unlike the use variance test, the ZBA need not find in favor of the applicant on every one of the above questions. Rather, the ZBA must merely take each one of the factors into account. The ZBA may also decide that a lesser variance than the one requested would be appropriate, or may decide that there are alternatives available to the applicant which would not require a variance.

Attachments:

1. Aerial
2. Septic Sketch
3. Code Section
4. Site Plan
5. Images
6. Resolution
7. Layout and Elevations-11pgs
8. OCSWCD Letter
9. PB App
10. Septic Details
11. Cert of NonC
12. AG Data Statement
13. SEAF
14. DEC Letter
15. NYSPRHP Letter
16. Floodplain App
17. ZBA App

51.1-2025 (AR 2 / Late Referral) Area Variances (2) & Site Plan for a proposed 241 SF addition to a single-family home - at 6957 Granger Point Drive. The second Area Variance is for: (2) a lot coverage of 31.28% where no greater than 20% is allowed.

Municipality: Town of South Bristol
Referring Board: Zoning Board of Appeals
Applicant: Mark Schlegel
Application Type: Area Variance
Class: AR 2
Property Information (Address & ID): 191.17-1-7.000

Description & Review Comments:

See description of project at 51.0-2025.

Policy AR 5 Applications involving one single family residential site, including home occupations.

Part B Development of Lakefront Parcels.

B. The following applies to all development on parcels with lake frontage that require;

- variances pertaining to lot coverage or,
- variances pertaining to side yard setbacks or,
- variance pertaining to lake shore setbacks

The CPB's role of reviewing and making recommendations on county wide development has provided a unique perspective on the trend of more intensive development and use of lakefront lots. Of particular concern are the incremental negative impacts to water quality and the character of our lakefront neighborhoods. The following policy is a result of discussion and debate spanning 18 months as well as consultation with outside agencies directly involved with water quality issues in Ontario County. The intent is to address over development of lakefront lots and support the clearly stated interest by local decision makers to do the same.

Final Classification: 2

Findings:

1. Protection of water features is a stated goal of the CPB.
2. The Finger Lakes are an indispensable part of the quality of life in Ontario County.
3. Increases in impervious surface lead to increased runoff and pollution.
4. Runoff from lakefront development is more likely to impact water quality.
5. It is the position of this Board that the legislative bodies of lakefront communities have enacted setbacks and limits on lot coverage that allow reasonable use of lakefront properties.

6. Protection of community character, as it relates to tourism, is a goal of the CPB.
7. It is the position of this Board that numerous variances can allow over development of properties in a way that negatively affects public enjoyment of the Finger Lakes and overall community character.
8. It is the position of this Board that such incremental impacts have a cumulative impact that is of countywide and intermunicipal significance.

Final Recommendation: Denial

Comments:

1. The referring body is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
2. The applicant and referring agency are strongly encouraged to involve Canandaigua Lake Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

Attachments:

None

51.2-2025 (Exempt / Late Referral) Area Variances (2) & Site Plan for a proposed 241 sq.ft. addition to a single-family home - at 6957 Granger Point Drive.

Municipality: Town of South Bristol
Referring Board: Planning Board
Applicant: Mark Schlegel
Application Type: Site Plan
Class: Exempt
Property Information (Address & ID): 191.17-1-7.000

Description & Review Comments:

Exempt (See Exemption #9 of Appendix B of the OCPB Bylaws).

Attachments:

None

12. Town of Victor

48-2025 (Class 1) Site Plan to construct a 5,331 SF drive-thru restaurant (Chick-fil-A) with double-lane drive-thru and outdoor patio. The project is proposed on a 1.96-acre portion of land on the Eastview Mall southeast corner - at 100-1020 Eastview Mall Dr. in the Town of Victor.

Municipality:	Town of Victor
Referring Board:	Planning Board
Applicant:	Bohler Engineering
Application Type:	Site Plan
Class:	Class 1
Property Information (Address & ID):	6.00-1-12.100

Description & Review Comments:

CFA (Chik-fil-A) proposes to develop the site with a new ±5,331 SF GFA restaurant with a double lane drive thru and outdoor patio area along with detached meal ordering and meal delivery canopies over the drive thru (the “Project”). In addition to the drive thru restaurant, new asphalt parking, concrete curbing\sidewalk, utilities, stormwater treatment, retaining wall, lighting, landscaping, signage and a dumpster enclosure\shed are proposed for the Project as depicted on the accompanying Site Development Plans. The project will disturb ±1.9-acres of land and the increase in impervious area is 1.0 acre within the project site area. The proposed FFE (finished floor elevation) is 692 ft. while the current elevation of the area reaches 704 ft. (12 to 13 ft. elevation change).

Restaurant location will be in the southeastern portion of the Eastview Mall property, just southeast of Macy’s and the existing parking lot. CFA will be leasing the area from the mall and will have rights to shared parking on the north side of the internal roadway (Eastview Mall Drive). It will be located on what is now mowed lawn with trees. The drive-thru entrance/exit will come off of the internal roadway. A total of 60 parking spaces (including 4 ADA Accessible spaces) are proposed, for 74 seats in the restaurant. There will be a total of 3 access points/drives to the restaurant. There is no access from SR96. Directional markings and signs will circulate the cars through the parking lot/drive-thru in a counterclockwise direction. A full traffic impact study was conducted. The development is projected to add a total of 26 new trips during the weekday morning peak hour, 216 new trips during the weekday midday peak hour, 84 new trip during the weekday evening peak hour and 187 new trips during the Saturday midday peak hour.

Landscaping includes: (39) trees and (251) shrubs, in addition to grasses, groundcovers and perennials are proposed as part of this project. The CFA project will not require an area variance for green space or parking, as the “Element by Westin” hotel project (recently referred to the CPB in January 2025 as a Class 1; 11-2025) is adding 0.66 acres of green space for an overall green space at EVM of 65.63 acres. The CFA project is removing 1.0 acre of green space for an overall green space at EVM of 64.63 acres or 34.7%, which is the amount that was previously approved by the Zoning Board of Appeals with the area variance granted on September 17, 2007. The proposed CFA project will add (60) parking spaces where (134) are required by code. The overall number of parking spaces required with the hotel and CFA projects is 7,098 where 7,171 spaces are proposed. The proposed project location is within a no-build area, which was enacted in 1997 by the Planning Board. The applicant is requesting that the proposed lease area be removed from the “No-Build” area to allow for the construction of the project. New pole (24 total) mounted dark sky compliant LED site lighting fixtures are proposed to illuminate the site to provide consistent lighting levels for the parking and drive lanes, in addition to 26 building-mounted lights. The layout will minimize light spill at the property lines.

All on-site storm sewers drain to the on-site recharge basins located to the west and north of the mall development. Stormwater runoff from the new impervious and rooftop areas will be directed to new on-site catch basins which will discharge to the existing mall storm sewer

system. There is an existing 10" private water main with a master meter and backflow within a vault to the north of the proposed lease area. There is also an existing 8" private watermain that is parallel to RT. 96, crosses under the southern mall access drive and services City Mattress, Lazy Boy/Stickley and BJ's. As part of the CFA project, this main will be relocated closer to the RT. 96 R.O.W. so the watermain is not in conflict with the proposed retaining wall. Proposed is a new 6" combined water service to serve the CFA facility. There is an existing gravity sanitary sewer main located south of the southern access drive. Proposed is a 4" sanitary lateral to service the building along with an exterior 1,000-gallon grease trap. Based on the proposed elevations, a pump station and force main will be required to connect to the existing gravity sewer. The force main will be directionally drilled under the southern access road.

The facility will be open ±6:30 am to ±10:00 pm Monday through Saturday and closed on Sundays. The store is open when the Drive Thru is in operations for dine-in guests as well as mobile order pick-up and guests who prefer to order inside. A typical shift will include approximately 15 team members with a 3-shift rotation throughout the day. Local waste hauling companies will be utilized for trash removal and pick-up is limited to times outside peak hours. Deliveries are typically provided 5 times a week or as needed during off peak hours as well.

Comments

1. The submitted materials indicate that the project will require an area variance for the front setback of the meal delivery canopy which is proposed to be 51.5' where 80' is required. Will the site plan be granted conditionally, based on the approval of the area variance?
2. The submitted materials indicate that the project intends to have wall signs on all 4 sides of the proposed building (6 total). Would an area variance for number/square-footage of signs be needed? The proposed sign is on land along a corridor identified by the Board as being a primary travel corridor for tourists visiting Ontario County. Protection of the community character along these corridors is an issue of countywide importance. Excessive signage has a negative impact on community character. If applicable, the referring board should grant the minimum variance necessary to allow identification of the business and its products.

Attachments:

1. Aerial
2. Site Plan
3. Site Plan Overview
4. Landscape Plan
5. Grading Plan
6. Full Plans - 24 pages
7. Elevations
8. Sign Survey - 25 pages
9. Engineers Response
10. PB App
11. Drainage & Erosion Control Report - 52 pages
12. Submittal Letter
13. Traffic Impact Study - 26 pages
14. TIS Addendum - 42 pages
15. FEA
16. Engineer's Report

CRC Comments

1. The County Planning Board has concerns over pedestrian safety as they walk across the parking lot (across internal roadways) to the restaurant. The referring board should consider how to best minimize pedestrian/vehicle conflict.
2. The County Planning Board has additional concerns about traffic issues near the Eastview Mall Dr. and SR96 intersection. During peak hours, is there a possibility the drive-thru lane will back up into the intersection or Eastview Mall Drive?
3. The Town of Victor may want to consider reducing parking space requirements for the Eastview Mall complex in order to better utilize impervious surfaces (and to increase the amount of greenspace).
4. The referring board should consider possible traffic issue that may occur due to increased traffic near the Eastview Mall Dr. / SR96 intersection.
5. Are the onsite stormwater management facilities adequate given the increase of impervious surface.

49-2025 (Class 1) Preliminary Subdivision Approval for 24 single-family home lots on a 74.5-acre parcel - on the west side of Cline Rd. (TM# 7.00-1-30.110) and the T. Victor / T. Farmington municipal boundary in the Town of Victor.

Municipality: Town of Victor
Referring Board: Planning Board
Applicant: Polidori & Feri Custom Homes
Application Type: Major Subdivision
Class: Class 1
Property Information (Address & ID): 7.00-1-30.110

Description & Review Comments:

The subject 74.5-acre parcel is in the R-2 zoning district. Surrounding parcels are in the Ontario County Agricultural District. Surrounding parcels are a mix of agricultural, residential, and vacant.

The majority of the site drains easterly toward Mud Creek ultimately through a 36'' culvert that passes under Cline Road. The northwestern portion of the site drains to the north and is in the Irondequoit Creek watershed. The northwestern portion is to remain undisturbed open space.

The parcel consists of open farm fields, woodlands, wetlands (National Wetland Inventory), and drainage channels generally sloping toward the northeast. Several drumlins are located near and within the project with the drainage flowing between them toward Cline Road. The wetland is located in the southwest corner of the parcel. There will be minor changes to the overall drainage pattern and the proposed grading only involves private drives and home sites. The proposed runoff will not exceed the existing runoff from the property.

There is a minimum proposed lot size of 33,560 SF. Each home is to have individual onsite septic. A portion of the subdivision consists of 20 lots fronting on a proposed Town dedicated road constructed by the developer with water main connection, storm sewer, gas, and electric. This road will pass over Mud Creek with a 4'x8' pre-cast concrete structure installed to allow

a 100-year channel flow to pass through. There will also be a separate private drive from Cline Road also with watermain connection, storm sewer, gas, and electric – served to the 4 remaining lots. 46-acres of disturbance is proposed, a majority being successional old field (abandoned cropland).

The project will be serviced by a water main extension of the existing public water system.

The connection to the existing 8” water main will be located near the eastern property line on Cline Road. The proposed 8” water main with fire hydrants will be extended along the dedicated right-of-way serving the site to provide water services to the lots. For stormwater management – four catch basins are proposed on the plans. Lighting will consist of house mounted lights and small light posts along driveways. A “local trash hauler” will be hired to pick up trash weekly.

Comments

1. Is the proposed stormwater management sufficient given the increase in impervious surface?
2. Are any sidewalks proposed?
3. Will school buses drive into Timberview Drive to pick up students?
4. Is the cul-de-sac adequately spaced for emergency vehicle turnaround?
5. Since surrounding parcels are in Ontario County Agricultural District #1, a note on the subdivision plan indicating permissibility of noise, dust, odors, etc. from agricultural activities on these parcels is required.
6. In 2024, utility providers began notifying developers of electric and gas delivery capacity limitations. Local municipal building and zoning staff are requested to encourage those planning housing developments of 10 or more units or other developments with significant new energy use to notify RG&E or NYSEG as appropriate. See utility provider (RG&E and NYSEG) intake form below.

<https://www.ontariocountyny.gov/DocumentCenter/View/47729/NYSEG-RGE-Eco-Dev-Intake-Form2020-rev1>

https://www.ontariocountyny.gov/DocumentCenter/View/47728/NYSEG-RGE-Housing-Intake-Form_2024

OCSWCD Comments

1. Underground tile drainage may be present and will need to be addressed during grading.
2. Deep hole and perc tests as well as current site conditions indicate some areas of poorly drained soils. More detail will be required for stormwater management facilities and connection to storm sewer.

Attachments:

1. Aerial
2. Cover Sheet
3. Plans
4. Grading Plans
5. Full Plans - 12 pages
6. FEAF - 15 pages
7. Submittal Letter
8. PB App
9. Prelim Eng Report - 45 pages
10. SWPPP - 40 pages

13. Village of Victor

50.0-2025 (Class 1) Site Plan and lot combination to construct a proposed 18,170 SF building and parking lot for a proposed commercial recreational facility (bar/restaurant, mini-golf, and indoor skydiving) – located on six parcels on the north side of School St. in the Village of Victor.

Municipality: Village of Victor

Referring Board: Village Board

Applicant: Mitchell Design Build

Application Type: Site Plan

Class: Class 1

Property Information 16.17-2-58.190, 16.17-2-58.180, 16.17-2-58.170, 16.17-2-

58.160, 16.17-2-58.150, 16.17-2-58.140

(Address & ID):

Description & Review Comments:

The subject parcel is on the west side of School St. and adjacent (just south of) the Bright Raven Gymnastics facility. Access to the proposed (127 vehicle; 5 ADA Accessible) parking lot will extend off of an existing asphalt line shared with the gymnastics facility. The parking lot is sized to accommodate fire truck turning radius. The south end of the parcel is undeveloped and contains wetlands and wetland buffer areas. The proposed development will avoid disturbance to wetlands completely and minimize disturbance to buffer areas to the greatest extent possible. The parcel is surrounded with a railroad track and drainage wale to the north, the south is wetlands and then an industrial development. West of the parcel is a heavily wooded wetland/buffer area and east of the parcel is School Street and a mix of residential and commercial developments. The parcel is served by the School St. trail which feeds directly into the Auburn Trail 800 ft. to the south. The topography of the site is moderate slopes of 1-3% that generally slope in a southern direction. The receiving water for all offsite runoff from the project area is Great Brook. Located offsite, Great Brook flows in a north-easterly direction. Runoff from the site discharges to wetlands that eventually outlet to the creek. The existing site contains 0 acres of impervious area. The project will create 1.56 acres of new impervious area. Disturbance from the project is estimated at 3.85-acres, and will occur primarily in what is currently mowed lawn / successional old field.

Combined, the six parcels have an area of roughly 16.1-acres – all owned by Maguire Family Properties. The applicant is proposing to combine all six parcels (TM #'s: 16.17-2-58.140, #16.17-2-58.150, #16.17-2-58.160, #16.17-2-58.170, #16.17-2-58.180 & #16.17-2-58.190) into one. This lots are zoned Industrial. This project is an assembly space that falls under the Commercial Recreational Facilities permitted in the Industrial District.

New utilities include: underground electric, a new gas line, connection to the sanitary sewer main, and connection to public water. Three bio retention facilities (ranging from 2 to 6 ft. deep) are proposed south of entrance drive, as well as south of the proposed building. Catch basins surrounding the impervious area direct the water through an 18" diameter outlet pipe to the stormwater management facilities. For landscaping - a series of shrubs/bushes are to be planted to the front of the building.

According to OnCor:

- National (NWI) and NYSDEC Wetlands lie on the western portion of the project area.
- Soil disturbed is primarily Lamson Fine Sandy Loam (partially hydric, high permeability, high erodibility, is farmland of statewide importance, and is in hydrologic soil group B/D).
- Water and Sewer are publicly served.

Comments

1. What will the hours of operation be?
2. How many employees will there be?
3. How many customers do you anticipate during peak hours?
4. Is the proposed lighting contained on site? Is it dark sky compliant?
5. The proposed recreational facility store is adjacent to residential uses (to the south).
The referring board should consider requiring some sort of landscaping/physical barrier (all along the side of the parking lot) to provide safety/privacy for residents on the adjacent residential parcel to the west.
6. Are the number of ADA accessible parking spaces sufficient? (5 out of 127; just under 4%).

Attachments:

1. Aerial
2. Site Plan
3. Landscaping Plans
4. Utility Plans
5. Grading Plan
6. SWMF Plans
7. Full Plans - 13 pages
8. Elevations
9. LOI
10. PB App
11. SEAF
12. Draft SWPPP - 242 pages
13. Light Specs

50.1-2025 (Exempt) Site Plan and lot combination to construct a proposed 18,170 SF building and parking lot for a proposed commercial recreational facility (bar/restaurant, mini-golf, and indoor skydiving) – located on six parcels on the north side of School St. in the Village of Victor.

Municipality: Village of Victor
Referring Board: Village Board
Applicant: Mitchell Design Build
Application Major Subdivision
Type:
Class: Exempt

Property Information (Address & ID):	16.17-2-58.190, 16.17-2-58.180, 16.17-2-58.170, 16.17-2-58.160, 16.17-2-58.150, 16.17-2-58.140
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Description & Review Comments:

Exempt.

Attachments:

None

14. Privilege of the Floor

15. Upcoming Trainings:

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

16. Adjournment: