

ONTARIO COUNTY PLANNING BOARD

Wednesday, April 9, 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 - March 12, 2025

4. New Business:

5. City Geneva

- a 2025-1128 **53.0-2025 (Class 1)** Area Variances (5 total), Special Use Permit, and Site Plan for the proposed redevelopment of an existing newspaper (Finger Lakes Times) facility into a multi-use, 5-story building (17,000 SF footprint) with 74 one-bedroom apartments administrative offices, a 26-space parking lot, and associated site improvements. The project is located at 218 Genesee St. in the City of Geneva.

Municipality:	City Geneva
Referring Board:	Zoning Board of Appeals
Applicant:	Lakeview Helath Services Inc.
Application Type:	Area Variance
Class:	Class 1
Property Tax ID:	104.42-2-44.110
Property Address:	218 Genesee Street

- 1 2025-1129 **53.1-2025 (Class 1)** Area Variances (5 total), Special Use Permit, and Site Plan for the proposed redevelopment of an existing newspaper (Finger Lakes Times) facility into a multi-use, 5-story building (17,000 SF footprint) with 74 one-bedroom apartments, administrative offices, a 26-space parking lot, and associated site improvements. The project is located at 218 Genesee St. in the City of Geneva.

Municipality:	City Geneva
Referring Board:	Planning Board
Applicant:	Lakeview Helath Services Inc.
Application Type:	Special Use Permit
Class:	Class 1
Property Tax ID:	104.42-2-44.110
Property Address:	218 Genesee Street

- 2 2025-1130 **53.2-2025 (Class 1)** Area Variances (5 total), Special Use Permit, and Site Plan for the proposed redevelopment of an existing newspaper (Finger Lakes Times) facility into a multi-use, 5 story building (17,000 SF footprint) with 74 single-occupant apartment units, administrative offices, a 26-space parking lot, and associated site improvements. The project is located at 218 Genesee St. in the City of Geneva.

Municipality:	City Geneva
Referring Board:	Planning Board
Applicant:	Lakeview Helath Services Inc.
Application Type:	Site Plan
Class:	Class 1
Property Tax ID:	104.42-2-44.110
Property Address:	218 Genesee Street

6. Town of Canandaigua

- a 2025-1131 **54-2025 (Exempt)** Subdivision of a 23.5-acre parcel, creating Lot 1 (4.1-acres) and Lot 2 (19.4-acres) - on a parcel just west of the Southwest corner of SR21 and Nott Rd. in the Town of Canandaigua.

Municipality:	Town of Canandaigua
Referring Board:	Planning Board
Applicant:	Jared Ransom
Application Type:	Minor Subdivision
Class:	Exempt
Property Tax ID:	112.00-1-68.300
Property Address:	0000 SR 21S

- b 2025-1132 **55.0-2025 (Class 1)** Area Variance (for a front setback of 47.4 ft. when a minimum of 60 ft. is required) and Site Plan for a proposed single-family dwelling - at the southwest corner of Thomas Rd. and Sommers Dr. in the Town of Canandaigua.

Municipality:	Town of Canandaigua
Referring Board:	Zoning Board of Appeals
Applicant:	Nick Graziose, Gerber Homes
Application Type:	Area Variance
Class:	Class 1
Property Tax ID:	70.06-1-76.111
Property Address:	0000 Thomas Road

- 1 2025-1133 **55.1-2025 (Exempt)** Area Variance (for a front setback of 47.4 ft. when a minimum of 60 ft. is required) and Site Plan for a proposed single-family dwelling - at the southwest corner of Thomas Rd. and Sommers Dr. in the Town of Canandaigua.

Municipality:	Town of Canandaigua
Referring Board:	Planning Board
Applicant:	Nick Graziose, Gerber Homes
Application Type:	Site Plan
Class:	Exempt
Property Tax ID:	70.06-1-76.111
Property Address:	0000 Thomas Road

- c 2025-1134 **56.0-2025 (Class 1)** Final Subdivision and Site Plan approval for Phase 1 of 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. Section 1 is a 72 lot mixed-residential subdivision with 65 single-family homes, 1 mixed-use building with 105 apartments and 5,000SF of commercial space, 1 amenities building with 2,500 sf of space, and 4 28-unit apartment buildings for a total of 282 residential units and other associated improvements.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Natalee Kiesling, Marathon Engineering
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

- 1 2025-1135 **56.1-2025 (Class 1)** Final Subdivision and Site Plan approval for Phase 1 of 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. Section 1 is a 72 lot mixed-residential subdivision with 65 single-family homes, 1 mixed-use building with 105 apartments and 5,000SF of commercial space, 1 amenities building with 2,500 sf of space, and 4 28-unit apartment buildings for a total of 282 residential units and other associated improvements.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Natalee Kiesling, Marathon Engineering
Application Type: Site Plan
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

7. Town of East Bloomfield

- a 2025-1136 **71-2025 (Class 2 / LATE REFERRAL)** Map Amendment to rezone a portion of a property from CC (Community Commercial) to AR-2 (Agricultural Rural Residential) – at 2959 Ashman Rd. in the Town of East Bloomfield.

Municipality: Town of East Bloomfield
Referring Board: Town Board
Applicant: Thomas J Ptaszek
Application Type: Map Amendment
Class: Class 2 (LATE REFERRAL)
Property Tax ID: 81.00-1-75.121
Property Address: 2959 Ashman Road

8. Town of Farmington

a	2025-1137	57-2025 (Class 1) Area Variance (to remove sidewalk frontage requirements) for a conditionally approved 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: Zoning Board of Appeals Applicant: DECAL LLC Application Type: Area Variance Class: Class 1 Property Tax ID: 29.00-1-1.210 Property Address: 1067 Gateway Drive
b	2025-1138	58-2025 (Exempt) Area Variance to construct an in-ground pool in the side yard when such structures shall be located in the rear yard - at 4686 Rushmore Rd. in the Town of Farmington.
		Municipality: Town of Farmington Referring Board: Zoning Board of Appeals Applicant: Earl Johnson Application Type: Area Variance Class: Exempt Property Tax ID: 19.00-1-50.211 Property Address: 4686 Rushmore Road
c	2025-1139	59-2025 (Class 2) Local Law creating Chapter 115 "Short Term Residential Rental Regulations" of the Town Code - in the Town of Farmington.
		Municipality: Town of Farmington Referring Board: Town Board Applicant: Town of Farmington, Town Board Application Type: Text Amendment Class: Class 2 Property Tax ID: N/A Property Address: N/A

9. Town of Geneva

a	2025-1140	60-2025 (Exempt) Area variance for a 1,024 SF detached garage in front of the existing home (when such structures are required to be placed in the rear or side yard) - at 4165 St Rt 14 in the Town of Geneva.
		Municipality: Town of Geneva Referring Board: Zoning Board of Appeals Applicant: Kenneth Harris Application Type: Area Variance Class: Exempt Property Tax ID: 119.20-1-31.210 Property Address: 4165 State Route 14

b	2025-1141	61-2025 (Class 2) Local Law approving (with conditions) the rezoning of a parcel of land from R-2 (Residential Rural District) to PUD (Planned Unit Development), amending the Official Zoning Map - subject parcel is located just west of the Carter/Gambée Rd. intersection (formerly 280 Carter Rd.) in the Town of Geneva.
		Municipality: Town of Geneva Referring Board: Town Board Applicant: Town of Geneva Town Board Application Type: Text Amendment Class: Class 2 Property Tax ID: 90.00-2-75.210 Property Address: 0000 Carter Road

10. Town of Gorham

a	2025-1142	62-2025 (Class 2) Local Law Establishing a six-month moratorium on Farm Markets in the Town of Gorham.
		Municipality: Town of Gorham Referring Board: Town Board Applicant: Town of Gorham. Town Board Application Type: Text Amendment Class: Class 2 Property Tax ID: N/A Property Address: 4736 South Street
b	2025-1143	63-2025 (Class 2) Local Law amending Town of Gorham Zoning local law to adopt regulations pertaining to Solar Energy Systems.
		Municipality: Town of Gorham Referring Board: Town Board Applicant: Town of Gorham, Town Board Application Type: Text Amendment Class: Class 2 Property Tax ID: N/A Property Address: N/A
c	2025-1144	64.0-2025 (Class 1) Special Use Permit and Site Plan Approval for a proposed 2.55 MW AC community solar energy facility - on a parcel just southeast of the SR247/SR245/Blodgett Rd. intersection in the Town of Gorham.
		Municipality: Town of Gorham Referring Board: Planning Board Applicant: Ontario CSG 4, LLC Application Type: Special Use Permit Class: Class 1 Property Tax ID: 156.00-1-21.000 Property Address: 0000 Blodgett Road

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- 1 2025-1145 **64.1-2025 (Class 1)** Special Use Permit and Site Plan Approval for a proposed 2.55 MW AC community solar energy facility - on a parcel just southeast of the SR247/SR245/Blodgett Rd. intersection in the Town of Gorham.

Municipality: Town of Gorham
Referring Board: Planning Board
Applicant: Ontario CSG 4, LLC
Application Type: Site Plan
Class: Class 1
Property Tax ID: 156.00-1-21.000
Property Address: 0000 Blodgett Road

11. Town of Hopewell

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- a 2025-1146 **72-2025 (Class 1 / LATE REFERRAL)** Special Use Permit to set-up and operate a temporary 800 SF temporary tent for the sale of fireworks - at 3191 County Road 10 in the Town of Hopewell.

Municipality: Town of Hopewell
Referring Board: Planning Board
Applicant: William Chrysler
Application Type: Special Use Permit
Class: Class 1 (LATE REFERRAL)
Property Tax ID: 85.03-1-11.000
Property Address: 3191 County Road 10

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- b 2025-1147 **73.0-2025 (Class 1 / LATE REFERRAL)** Area Variance (for a lot width of 107.4 ft. when a minimum of 200 ft. is required), Special Use Permit, Subdivision, and Site Plan to construct a proposed 20,800 SF racquetball/pickleball facility, parking lot, and associated improvements – at 3791 State Route 5&20 in the Town of Hopewell.

Municipality: Town of Hopewell
Referring Board: Zoning Board of Appeals
Applicant: Marks Engineering
Application Type: Area Variance
Class: Class 1 (LATE REFERRAL)
Property Tax ID: 99.00-2-33.000
Property Address: 3791 Route 5 & 20

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- 1 2025-1148 **73.1-2025 (Class 1 / LATE REFERRAL)** Area Variance (for a lot width of 107.4 ft. when a minimum of 200 ft. is required), Special Use Permit, Subdivision, and Site Plan to construct a proposed 20,800 SF racquetball/pickleball facility, parking lot, and associated improvements – at 3791 State Route 5&20 in the Town of Hopewell.

Municipality: Town of Hopewell
Referring Board: Planning Board
Applicant: Marks Engineering
Application Type: Special Use Permit
Class: Class 1 / LATE REFERRAL

		Property Tax ID:	99.00-2-33.000
		Property Address:	3791 Route 5 & 20
2	2025-1149	73.2-2025 (Class 1 / LATE REFERRAL) Area Variance (for a lot width of 107.4 ft. when a minimum of 200 ft. is required), Special Use Permit, Subdivision, and Site Plan to construct a proposed 20,800 SF racquetball/pickleball facility, parking lot, and associated improvements – at 3791 State Route 5&20 in the Town of Hopewell.	
		Municipality:	Town of Hopewell
		Referring Board:	Planning Board
		Applicant:	Marks Engineering
		Application Type:	Subdivision
		Class:	Class 1 / LATE REFERRAL
		Property Tax ID:	99.00-2-33.000
		Property Address:	3791 Route 5 & 20
3	2025-1150	73.3-2025 (Class 1 / LATE REFERRAL) Area Variance (for a lot width of 107.4 ft. when a minimum of 200 ft. is required), Special Use Permit, Subdivision, and Site Plan to construct a proposed 20,800 SF racquetball/pickleball facility, parking lot, and associated improvements – at 3791 State Route 5&20 in the Town of Hopewell.	
		Municipality:	Town of Hopewell
		Referring Board:	Planning Board
		Applicant:	Marks Engineering
		Application Type:	Site Plan
		Class:	Class 1 / LATE REFERRAL
		Property Tax ID:	99.00-2-33.000
		Property Address:	3791 Route 5 & 20

12. Town of Victor

a	2025-1151	65-2025 (Class 1) Site Plan to construct a 19,870 SF addition to the south side of the existing 90,000 SF (automotive assembly) building - at 727 Rowley Rd. in the Town of Victor.	
		Municipality:	Town of Victor
		Referring Board:	Planning Board
		Applicant:	PMD - Tim Lochner
		Application Type:	Site Plan
		Class:	Class 1
		Property Tax ID:	15.00-2-34.211
		Property Address:	727 Rowley Road

13. Village of Naples

a	2025-1170	66.0-2025 (Class 1) Area Variances (2) and Site Plan to tear-down/re-build a commercial building for a new business to lease or rent – at 101 S Main St. in the Village of Naples. Area Variances are for: (1) a proposed front setback of 56.5 ft. (when 0 ft. is	
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required) and (2) a proposed south side setback of 0.24 ft. (when a minimum of 10 ft. is required).

Municipality: Village of Naples
Referring Board: Zoning Board of Appeals
Applicant: Bristol's Pizza, LLC
Application Type: Area Variance
Class: Class 1
Property Tax ID: 201.18-1-13.000
Property Address: 101 South Main Street

- 1 2025-1153 **66.1-2025 (WITHDRAWN)** Area Variances (2) and Site Plan to tear-down/re-build a commercial building for a new business to lease or rent – at 101 S Main St. in the Village of Naples. Area Variances are for: (1) a proposed front setback of 56.5 ft. (when 0 ft. is required) and (2) a proposed south side setback of 0.24 ft. (when a minimum of 10 ft. is required).

Municipality: Village of Naples
Referring Board: Planning Board
Applicant: Bristol's Pizza, LLC
Application Type: Site Plan
Class: Class 1
Property Tax ID: 201.18-1-13.000
Property Address: 101 South Main Street

- b 2025-1171 **67.0-2025 (Class 1)** Area Variance and site plan to place a temporary seasonal tent in front of the existing principal building when accessory structures are only allowed to be placed in the rear yard - at 197 North Main St. in the Village of Naples.

Municipality: Village of Naples
Referring Board: Zoning Board of Appeals
Applicant: Roots Cafe of Naples Inc.
Application Type: Area Variance
Class: Class 1
Property Tax ID: 201.10-1-25.100
Property Address: 197 North Main Street

- 1 2025-1155 **67.1-2025 (WITHDRAWN)** Area Variance and site plan to place a temporary seasonal tent in front of the existing principal building when accessory structures are only allowed to be placed in the rear yard - at 197 North Main St. in the Village of Naples.

Municipality: Village of Naples
Referring Board: Planning Board
Applicant: Roots Cafe of Naples Inc.
Application Type: Site Plan
Class: Class 1
Property Tax ID: 201.10-1-25.100
Property Address: 197 North Main Street

- c 2025-1172 **68.0-2025 (Class 1)** Area variances (4) and Site Plan to include a seasonal venue tent, and multiple accessory structures – on a parcel just southeast of the SR21/SR245 intersection in the Village of Naples. Area Variances include: (1) proposed distance from pavilion to well-head is 103.7 ft. (where a minimum of 200 ft. is required), (2) proposed distance from tent to well-head is 75.5 ft. (where a minimum of 200 ft. is required), (3) proposed distance from tent to a stream bed (or "raceway") of 53.3 ft. (where a minimum of 100 ft. is required), and (4) a proposed side setback of the wine bar (accessory structure) of 3.7 ft. (where a minimum of 8 ft. is required).

Municipality: Village of Naples
Referring Board: Zoning Board of Appeals
Applicant: Diane S. Moore/Inspire Moore Winery
Application Type: Area Variance
Class: Class 1
Property Tax ID: 201.10-1-28.211
Property Address: 197 North Main Street

- 1 2025-1157 **68.1-2025 (WITHDRAWN)** Area variances (4) and Site Plan to include a seasonal venue tent, and multiple accessory structures – on a parcel just southeast of the SR21/SR245 intersection in the Village of Naples. Area Variances include: (1) proposed distance from pavilion to well-head is 103.7 ft. (where a minimum of 200 ft. is required), (2) proposed distance from tent to well-head is 75.5 ft. (where a minimum of 200 ft. is required), (3) proposed distance from tent to a stream bed (or "raceway") of 53.3 ft. (where a minimum of 100 ft. is required), and (4) a proposed side setback of the wine bar (accessory structure) of 3.7 ft. (where a minimum of 8 ft. is required).

Municipality: Village of Naples
Referring Board: Planning Board
Applicant: Diane S. Moore/Inspire Moore Winery
Application Type: Site Plan
Class: Class 1
Property Tax ID: 201.10-1-28.211
Property Address: 197 North Main Street

14. Village of Phelps

- a 2025-1158 **69-2025 (Class 2)** Local Law to adopt Regulations Pertaining to Cannabis Retail Dispensaries & Cannabis On-site Consumption Establishments in the Village of Phelps.

Municipality: Village of Phelps
Referring Board: Village Board
Applicant: Village of Phelps
Application Type: Text Amendment
Class: Class 2
Property Tax ID: N/A
Property Address: N/A

15. Village of Victor

a	2025-1159	70-2025 (Class 1) Site Plan to construct a 3,200 SF office building and parking lot for a law firm business at 290 West Main St. in the Village of Victor.
	Municipality:	Village of Victor
	Referring Board:	Planning Board
	Applicant:	Mahoney Brenner LLC / Canandaigua Development Company LLC
	Application Type:	Site Plan
	Class:	Class 1
	Property Tax ID:	16.17-2-2.000
	Property Address:	290 West Main Street

16. Privilege of the Floor

- a OC Parks and Rec Master Plan Presentation - Thomas and Julie

17. Upcoming Trainings:

- a An updated list of training opportunities can be found at: <https://www.ontariocountyny.gov/192/Training>
 - MRB Group / Hancock Estabrook Municipal Bootcamp; <https://dos.ny.gov/training-assistance>
 - SESSION 4: ENVIRONMENTALLY SPEAKING – THE NUTS & BOLTS OF SEQR; Thursday, April 24, 2025 – 6:00 PM – 7:00 PM; (Remote)
 - SESSION 5: PLANNING BOARD BASICS: ROLES OF THE PLANNING BOARD IN COMMUNITY DEVELOPMENT; Thursday, May 22, 2025 – 6:00 PM – 7:00 PM; (Remote)
 - SESSION 6: ZONING BOARD BASICS: ROLES OF THE ZONING BOARD IN COMMUNITY DEVELOPMENT; Thursday, June 26, 2025 – 6:00 PM – 7:00 PM; (Remote)
 - SESSION 7: SOAKING UP THE SUN – SOLAR AND BATTERY STORAGE AND THE LOCAL REVIEW PROCESS; Thursday, July 24, 2025 – 6:00 PM – 7:00 PM; (Remote)
 - SESSION 8: PUTTING THE HOME IN HOMETOWN – STRATEGIES FOR ATTRACTING HOUSING INVESTMENT TO YOUR COMMUNITY; Thursday, September 25, 2025 – 6:00 PM – 7:00 PM; (Remote)
 - SESSION 9: SHORT, BUT NOT TOO SHORT – HOW SHORT-TERM RENTALS ARE CHANGING THE DEVELOPMENT AND REGULATORY LANDSCAPE; Thursday, October 23, 2025 – 6:00 PM – 7:00 PM; (Remote)
 - SESSION 10: SANTA’S NAUGHTY and NICE LIST— THE BEST AND WORST OF 2025; Thursday, December 18, 2025 – 6:00 PM – 7:00 PM; (Remote) NYS DOS LOCAL GOVERNMENT TRAINING.
 - Genesee Finger Lakes Regional Planning Council Spring Workshop: Friday, May 30, 2025 at Genesee Community College, Batavia. **Registration opens March 25.**

- NYSDOS Local Government Training Schedule; <https://dos.ny.gov/training-assistance>
 - Includes links to YouTube recordings of NYSDOS Planning Board, Zoning Board of Appeals, and SEQR basics training (CERTIFICATE OF COMPLETION NOT PROVIDED)
- NYSDOS On-Demand Training; https://dos.ny.gov/training-courses?f%5B0%5D=filter_term%3A2236
 - Use the 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.
- 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 a 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