

ONTARIO COUNTY PLANNING BOARD

Wednesday, May 14, 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 - April 9,2025

4. New Business:

5. Town of Bristol

- a 2025-1304 **74-2025 (Class 2)** Proposed Local Law to amend Chapter 350 of the zoning code to permit the inclusion of dwellings in all zoning districts within the Town of Bristol.

Municipality:	Town of Bristol
Referring Board:	Town Board
Applicant:	Town of Bristol, Town Board
Application Type:	Text Amendment
Class:	Class 2
Property Tax ID:	N/A
Property Address:	N/A

6. Town of Canandaigua

- a 2025-1297 **75-2025 (Class 1)** Final Site Plan for Phase 1 of the Canandaigua Country Estates manufactured home park expansion which consists of 23 proposed manufactured homes as part of the overall manufactured housing park expansion project - at 5555 Purdy Rd. in the Town of Canandaigua.

Municipality:	Town of Canandaigua
Referring Board:	Planning Board
Applicant:	Gregory McMahon, McMahon Larue Associates
Application Type:	Site Plan
Class:	Class 1
Property Tax ID:	55.00-1-19.000
Property Address:	5555 Purdy Road

- b 2025-1298 **76.0-2025 (Class 1)** Area Variance and Site Plan for a proposed addition (attached garage, new patio, and new driveway) to an existing single-family home – at 3850 CR16 in the Town of Canandaigua. The associated area variance is for a proposed front setback of 16.5 ft. for the attached garage when a minimum of 60 ft. is required.

Municipality:	Town of Canandaigua
Referring Board:	Zoning Board of Appeals

Applicant: Logan Rockcastle, Marks Engineering
Application Type: Area Variance
Class: Class 1
Property Tax ID: 113.09-3-9.110
Property Address: 3850 County Road 16

- 1 2025-1309 **76.1-2025 (Exempt)** Area Variance and Site Plan for a proposed addition (attached garage, new patio, and new driveway) to an existing single-family home – at 3850 CR16 in the Town of Canandaigua. The associated area variance is for a proposed front setback of 16.5 ft. for the attached garage when a minimum of 60 ft. is required.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Logan Rockcastle, Marks Engineering
Application Type: Site Plan
Class: Exempt
Property Tax ID: 113.09-3-9.110
Property Address: 3850 County Road 16

- c 2025-1310 **77.0-2025 (Class 2)** Use Variance, Special Use Permit, and Site Plan for a proposed Ground-mounted Tier-3 4.95-megawatt (MW) ac community solar energy system when Tier-3 solar energy systems are a prohibited – on a parcel that lies on the east side of New Michigan Rd. in the Town of Canandaigua.

Municipality: Town of Canandaigua
Referring Board: Zoning Board of Appeals
Applicant: Hayley Effler
Application Type: Use Variance
Class: Class 2
Property Tax ID: 69.00-1-54.410
Property Address: 0000 New Michigan Road

- 1 2025-1311 **77.1-2025 (Class 1)** Use Variance, Special Use Permit, and Site Plan for a proposed Ground-mounted Tier-3 4.95-megawatt (MW) ac community solar energy system when Tier-3 solar energy systems are a prohibited – on a parcel that lies on the east side of New Michigan Rd. in the Town of Canandaigua.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Hayley Effler
Application Type: Special Use Permit
Class: Class 1
Property Tax ID: 69.00-1-54.410
Property Address: 0000 New Michigan Road

- 2 2025-1312 **77.2-2025 (Class 1)** Use Variance, Special Use Permit, and Site Plan for a proposed Ground-mounted Tier-3 4.95-megawatt (MW) ac community solar energy system when Tier-3 solar energy systems are a prohibited – on a parcel that lies on the east side of New Michigan Rd. in the Town of Canandaigua.

Municipality:	Town of Canandaigua
Referring Board:	Planning Board
Applicant:	Hayley Effler
Application Type:	Site Plan
Class:	Class 1
Property Tax ID:	69.00-1-54.410
Property Address:	0000 New Michigan Road

- d 2025-1313 **78-2025 (Class 1)** Site plan for the construction of a 8,030 SF event center with parking - at 1880 SR332 in the Town of Canandaigua.

Municipality:	Town of Canandaigua
Referring Board:	Planning Board
Applicant:	Anthony Venezia, Venezia Associates
Application Type:	Site Plan
Class:	Class 1
Property Tax ID:	55.02-1-7.100
Property Address:	1880 State Route 332

7. Town of East Bloomfield

- a 2025-1361 **79.0-2025 (Class 2)** Rezoning of a 34.3-acre parcel (from Community Commercial to Agricultural Rural Residential) and subdivision into three lots (Lot 1: 11.9-acres; Lot 2: 18.0-acres; Lot 3 4.4-acres) – at 6525 SR 5&20 in the Town of East Bloomfield.

Municipality:	Town of East Bloomfield
Referring Board:	Town Board
Applicant:	Old Bloomfield, LLC
Application Type:	Map Amendment
Class:	Class 2
Property Tax ID:	81.00-1-60.110
Property Address:	6525 St Rts 5&20

- 1 2025-1382 **79.1-2025 (AR1)** Rezoning of a 34.3-acre parcel (from Community Commercial to Agricultural Rural Residential) and subdivision into three lots (Lot 1: 11.9-acres; Lot 2: 18.0-acres; Lot 3 4.4-acres) – at 6525 SR 5&20 in the Town of East Bloomfield.

Municipality:	Town of East Bloomfield
Referring Board:	Planning Board
Applicant:	Old Bloomfield, LLC
Application Type:	Minor Subdivision
Class:	AR1
Property Tax ID:	81.00-1-60.111
Property Address:	6525 St Rts 5&20

8. Town of Farmington

a	2025-1305	80-2025 (Class 2) Adoption of the 2025-2035 Town of Farmington Parks and Recreation Master Plan.														
		<table><tr><td>Municipality:</td><td>Town of Farmington</td></tr><tr><td>Referring Board:</td><td>Town Board</td></tr><tr><td>Applicant:</td><td>Paula Ruthven</td></tr><tr><td>Application Type:</td><td>Comprehensive Plan</td></tr><tr><td>Class:</td><td>Class 2</td></tr><tr><td>Property Tax ID:</td><td>N/A</td></tr><tr><td>Property Address:</td><td>N/A</td></tr></table>	Municipality:	Town of Farmington	Referring Board:	Town Board	Applicant:	Paula Ruthven	Application Type:	Comprehensive Plan	Class:	Class 2	Property Tax ID:	N/A	Property Address:	N/A
Municipality:	Town of Farmington															
Referring Board:	Town Board															
Applicant:	Paula Ruthven															
Application Type:	Comprehensive Plan															
Class:	Class 2															
Property Tax ID:	N/A															
Property Address:	N/A															

9. Town of Gorham

a	2025-1295	81-2025 (Class 1) Area Variance for lot coverage of 27.2% (when no greater than 25% is permitted) for the tear-down/rebuild of a single-family home - at 4090 SR364 in the Town of Gorham.														
		<table><tr><td>Municipality:</td><td>Town of Gorham</td></tr><tr><td>Referring Board:</td><td>Zoning Board of Appeals</td></tr><tr><td>Applicant:</td><td>Lakeshore 4090, LLC</td></tr><tr><td>Application Type:</td><td>Area Variance</td></tr><tr><td>Class:</td><td>Class 1</td></tr><tr><td>Property Tax ID:</td><td>127.07-1-15.000</td></tr><tr><td>Property Address:</td><td>4090 NYS Route 364</td></tr></table>	Municipality:	Town of Gorham	Referring Board:	Zoning Board of Appeals	Applicant:	Lakeshore 4090, LLC	Application Type:	Area Variance	Class:	Class 1	Property Tax ID:	127.07-1-15.000	Property Address:	4090 NYS Route 364
Municipality:	Town of Gorham															
Referring Board:	Zoning Board of Appeals															
Applicant:	Lakeshore 4090, LLC															
Application Type:	Area Variance															
Class:	Class 1															
Property Tax ID:	127.07-1-15.000															
Property Address:	4090 NYS Route 364															
b	2025-1306	82-2025 (AR1) Site Plan to operate a de-packaging facility within an existing building - at 4611 Dewey Ave. in the Town of Gorham.														
		<table><tr><td>Municipality:</td><td>Town of Gorham</td></tr><tr><td>Referring Board:</td><td>Planning Board</td></tr><tr><td>Applicant:</td><td>ECO Operations LLC</td></tr><tr><td>Application Type:</td><td>Site Plan</td></tr><tr><td>Class:</td><td>AR1</td></tr><tr><td>Property Tax ID:</td><td>144.00-1-21.100</td></tr><tr><td>Property Address:</td><td>4611 Dewey Ave</td></tr></table>	Municipality:	Town of Gorham	Referring Board:	Planning Board	Applicant:	ECO Operations LLC	Application Type:	Site Plan	Class:	AR1	Property Tax ID:	144.00-1-21.100	Property Address:	4611 Dewey Ave
Municipality:	Town of Gorham															
Referring Board:	Planning Board															
Applicant:	ECO Operations LLC															
Application Type:	Site Plan															
Class:	AR1															
Property Tax ID:	144.00-1-21.100															
Property Address:	4611 Dewey Ave															

10. Town of Manchester

a	2025-1364	83-2025 (Class 1) Site Plan for a proposed 2,520 SF addition (warehouse and truck parking) to an existing building - at 4330 Rt 96 in the Town of Manchester.														
		<table><tr><td>Municipality:</td><td>Town of Manchester</td></tr><tr><td>Referring Board:</td><td>Planning Board</td></tr><tr><td>Applicant:</td><td>Luke Abbott</td></tr><tr><td>Application Type:</td><td>Site Plan</td></tr><tr><td>Class:</td><td>Class 1</td></tr><tr><td>Property Tax ID:</td><td>32.00-1-65.110</td></tr><tr><td>Property Address:</td><td>4330 Rt 96</td></tr></table>	Municipality:	Town of Manchester	Referring Board:	Planning Board	Applicant:	Luke Abbott	Application Type:	Site Plan	Class:	Class 1	Property Tax ID:	32.00-1-65.110	Property Address:	4330 Rt 96
Municipality:	Town of Manchester															
Referring Board:	Planning Board															
Applicant:	Luke Abbott															
Application Type:	Site Plan															
Class:	Class 1															
Property Tax ID:	32.00-1-65.110															
Property Address:	4330 Rt 96															

11. Town of Richmond

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- a 2025-1365 **84-2025 (AR1)** Site Plan for a proposed "general business" within a section of an existing building - at 8730 Main Street in the Town of Richmond.

Municipality: Town of Richmond
Referring Board: Planning Board
Applicant: Joe Cassara
Application Type: Site Plan
Class: AR1
Property Tax ID: 135.20-1-14.000
Property Address: 8730 Main St.

- b 2025-1368 **85-2025 (AR1)** Site Plan for a proposed coffee shop within an existing building - at 8596 Main St. in the Town of Richmond.

Municipality: Town of Richmond
Referring Board: Planning Board
Applicant: Taryn Schultz
Application Type: Site Plan
Class: AR1
Property Tax ID: 136.17-1-2.120
Property Address: 8596 Main Street

12. Town of Victor

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- a 2025-1013 **86.0-2025 (Class 1)** Special Use Permit and Site Plan to modify an existing microcell wireless telecommunications facility on the roof of an existing building – at 600 Fishers Station Dr. in the Town of Victor. Modifications include: removal of existing antennae and one remote radio head (RRH) unit, and installation of two RRH units, one new antennae and ten coax cables.

Municipality: Town of Victor
Referring Board: Planning Board
Applicant: Nixon Peabody
Application Type: Special Use Permit
Class: Class 1
Property Tax ID: 6.00-1-59.210
Property Address: 600 Fishers Station Drive

- 1 2025-1392 **86.1-2025 (AR1)** Special Use Permit and Site Plan to modify an existing microcell wireless telecommunications facility on the roof of an existing building – at 600 Fishers Station Dr. in the Town of Victor. Modifications include: removal of existing antennae and one remote radio head (RRH) unit, and installation of two RRH units, one new antennae and ten coax cables.

Municipality: Town of Victor
Referring Board: Planning Board
Applicant: Nixon Peabody

Application Type:	Site Plan
Class:	AR1
Property Tax ID:	6.00-1-59.210
Property Address:	600 Fishers Station Drive

- b 2025-1109 **87-2025 (Exempt)** Area Variance for a proposed 64 SF solar downlit subdivision identification sign – at 7652 CR42 in the Town of Victor. The area variance is for the sign to be lit when “no sign within a residential district may be lit unless it is a permitted sign for a permitted or special permitted business use or permitted by the Zoning Board of Appeals”.

Municipality:	Town of Victor
Referring Board:	Zoning Board of Appeals
Applicant:	Morell Builders
Application Type:	Area Variance
Class:	Exempt
Property Tax ID:	6.00-1-58.311
Property Address:	7652 Co Rd 42

13. Village of Manchester

- a 2025-1363 **88-2025 (Exempt)** Subdivision of a 0.5-acre parcel from the overall 2.3-acre parcel to allow the construction of a 3,200 SF one-story building (Public Library) - at 89 South Main St in the Village of Manchester.

Municipality:	Village of Manchester
Referring Board:	Planning Board
Applicant:	Gemcole Properties
Application Type:	Subdivision
Class:	Exempt
Property Tax ID:	32.18-1-30.00
Property Address:	89 South Main St

14. Village of Naples

- a 2025-1166 **89-2025 (Class 1)** 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.

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 2025-1168 **90-2025 (Class 1)** Site plan to place a temporary seasonal tent in front of the existing principal building - 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 2025-1169 **91-2025 (Class 2)** 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.

Municipality:	Village of Naples
Referring Board:	Planning Board
Applicant:	Diane S. Moore/Inspire Moore Winery
Application Type:	Site Plan
Class:	Class 2
Property Tax ID:	201.10-1-28.211
Property Address:	197 North Main Street

15. Privilege of the Floor

16. 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 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

17. Adjournment:

- a Meeting motion to adjourn