

ONTARIO COUNTY PLANNING BOARD

Wednesday, June 11, 2025, Time: 7:00 PM

1. New Business: June 2025 CPB & CRC Meetings CANCELLED

2. Town of Bristol

- a 2025- **92-2025 (Exempt)** Special Use Permit to construct a fence around the 4H Camp Archery
1706 Range - at 4437 Kear Rd. in the Town of Bristol.

Municipality:	Town of Bristol
Referring Board:	Zoning Board of Appeals
Applicant:	Moira Tidball
Application Type:	Special Use Permit
Class:	Exempt
Property Tax ID:	124.00-2-28.110
Property Address:	4437 Kear Road

3. Town of Canandaigua

- a 2025- **93-2025 (Technical Review)** Sketch Plan and lot line adjustment for the construction of
1707 a new commercial development (Hyundai dealership) - at 2418, 2400-2404, and 2440
State Route 332 in the Town of Canandaigua.

Municipality:	Town of Canandaigua
Referring Board:	Planning Board
Applicant:	Kaitlyn Forbes; Complete Cities Planning Group LLC
Application Type:	Technical Review
Class:	N/A
Property Tax ID:	70.00-1-11.100; 70.00-1-9.100; 70.00-1- 66.121
Property Address:	2418, 2400-2404, and 2440 State Route 332

- b 2025- **94-2025 (Exempt)** Area Variance for an accessory structure (26 kW generator) with a
1708 proposed 10 ft. (south) side setback when a minimum of 12 ft. is required - at 3823
County Road 16 in the Town of Canandaigua.

Municipality:	Town of Canandaigua
Referring Board:	Zoning Board of Appeals
Applicant:	Seana Holtz
Application Type:	Area Variance
Class:	Exempt
Property Tax ID:	113.09-3-3.000
Property Address:	3823 County Road 16

c	2025-1709	95.0-2025 (Class 1) Area Variances (3) to place a 120 SF accessory structure (shed) on a parcel located at 3841 County Road 16 in the Town of Canandaigua. The first two area variances are for: (1) to place accessory structure in front yard when it is required to be in the side or rear yard, and (2) a proposed 5.5 ft. front setback when 50 ft. is required. Municipality: Town of Canandaigua Referring Board: Zoning Board of Appeals Applicant: Mary Hamlin Application Type: Area Variance Class: Class 1 Property Tax ID: 113.09-3-8.000 Property Address: 3841 County Road 16
1	2025-1710	95.1-2025 (AR2) Area Variances (3) to place a 120 SF accessory structure (shed) on a parcel located at 3841 County Road 16 in the Town of Canandaigua. The final (third) area variance is for a proposed 5.5 ft. (north) side setback when 8 ft. is required. Municipality: Town of Canandaigua Referring Board: Zoning Board of Appeals Applicant: Mary Hamlin Application Type: Area Variance Class: AR2 Property Tax ID: 113.09-3-8.000 Property Address: 3841 County Road 16
d	2025-1711	96-2025 (Technical Review) Sketch Plan for a future 42-lot conservation subdivision on a 44-acre parcel (with a proposed 17-acre conservation easement) - at 0000 County Road 16 in the Town of Canandaigua. Municipality: Town of Canandaigua Referring Board: Planning Board Applicant: Anthony Venezia, Venezia Associates Application Type: Technical Review Class: N/A Property Tax ID: 97.04-1-6.121 Property Address: 0000 County Road 16
e	2025-1712	97.0-2025 (Exempt) Area Variance and Subdivision of a 6.7-acre parent parcel into two lots: Lot R3A (4.2-acres) and Lot R3B (2.5-acres) - at 4964 Hillcrest Drive in the Town of Canandaigua. The Area Variance is for a proposed lot width of 50 ft. for R3B when a minimum of 125 ft. is required. Municipality: Town of Canandaigua Referring Board: Zoning Board of Appeals Applicant: Anthony Venezia, Venezia Associates

Application Type: Area Variance
Class: Exempt
Property Tax ID: 126.00-1-5.161
Property Address: 4964 Hillcrest Drive

- 1 2025-1713 **97.1-2025 (Exempt)** Area Variance and Subdivision of a 6.7-acre parent parcel into two lots: Lot R3A (4.2-acres) and Lot R3B (2.5-acres) - at 4964 Hillcrest Drive in the Town of Canandaigua. The Area Variance is for a proposed lot width of 50 ft. for R3B when a minimum of 125 ft. is required.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Applicant: Anthony Venezia, Venezia Associates
Application Type: Minor Subdivision
Class: Exempt
Property Tax ID: 126.00-1-5.161
Property Address: 4964 Hillcrest Drive

- f 2025-1714 **98-2025 (AR2)** Area Variance for the placement of a 20 SF commercial speech sign on the front facade of a commercial building - at 2375 State Route 332 in the Town of Canandaigua. An variance is required to allow an additional sign on the front facade of a building in the Form Based Code Route 332 Subarea.

Municipality: Town of Canandaigua
Referring Board: Zoning Board of Appeals
Applicant: Patrice Lesniak, Ulrich Sign Co Inc
Application Type: Area Variance
Class: AR2
Property Tax ID: 56.00-2-55.100
Property Address: 2375 State Route 332

4. Town of Geneva

- a 2025-1715 **99-2025 (Class 2)** Map Amendment to rezone approximately 3.02 acres of land from R2 (Residential-2; also in Lakeview Overlay) to PUD (Planned Unit Development) - at 5300 State Route 14 in the Town of Geneva.

Municipality: Town of Geneva
Referring Board: Town Board
Applicant: Town of Geneva
Application Type: Map Amendment
Class: Class 2
Property Tax ID: 161.20-1-54.100
Property Address: 5300 State Route 14

5. Town of Hopewell

- a 2025-1716 **100-2025 (Class 1)** Subdivision of a 58.4-acre parent parcel into five parcels (Lot 1: 1.0-acres, Lot 2: 1.0-acres, Lot 3: 2.0-acres, Lot 4: 1.4-acres, and Lot 5: 53.0-acres) - at 3858 State Route 488 in the Town of Hopewell.

Municipality: Town of Hopewell
Referring Board: Planning Board
Applicant: John Krueger
Application Type: Subdivision
Class: Class 1
Property Tax ID: 58.00-2-29.000
Property Address: 3858 State Route 488

- b 2025-1717 **101.0-2025 (Class 1)** Area Variance and Site Plan for the expansion of an existing Automotive facility – at 2953 County Road 10 in the Town of Hopewell. An Area Variance is required for the ground floor area expansion a pre-existing non-conforming use by 30.6% (4,416 SF) when a maximum expansion of 30% (2,184 SF) is permitted.

Municipality: Town of Hopewell
Referring Board: Zoning Board of Appeals
Applicant: James Fox/Qual-Tech
Application Type: Area Variance
Class: Class 1
Property Tax ID: 85.00-1-94.320
Property Address: 2953 County Road 10

- 1 2025-1718 **101.1-2025 (Class 1)** Area Variance and Site Plan for the expansion of an existing Automotive facility – at 2953 County Road 10 in the Town of Hopewell. An Area Variance is required for the ground floor area expansion a pre-existing non-conforming use by 30.6% (4,416 SF) when a maximum expansion of 30% (2,184 SF) is permitted.

Municipality: Town of Hopewell
Referring Board: Planning Board
Applicant: James Fox/Qual-Tech
Application Type: Site Plan
Class: Class 1
Property Tax ID: 85.00-1-94.320
Property Address: 2953 County Road 10

6. Town of Victor

- a 2025-1719 **102.0-2025 (Class 1)** Special Use Permit and Site Plan to develop a 4.428 MWAC solar energy facility on 34.93-acre parcel - located at 0000 Main St. Fishers, adjacent (east) of the Monroe County / Town of Victor Municipal Boundary (TM# 5.00-1-70.000), in the Town of Victor.

Municipality: Town of Victor
Referring Board: Planning Board

Applicant:	NSF Victor Site 1 LLC
Application Type:	Special Use Permit
Class:	Class 1
Property Tax ID:	5.00-1-70.000
Property Address:	0000 Main Street Fishers

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- 1 2025-1720 **102.1-2025 (Class 1)** Special Use Permit and Site Plan to develop a 4.428 MWAC solar energy facility on 34.93-acre parcel - located at 0000 Main St. Fishers, adjacent (east) of the Monroe County / Town of Victor Municipal Boundary (TM# 5.00-1-70.000), in the Town of Victor.

Municipality:	Town of Victor
Referring Board:	Planning Board
Applicant:	NSF Victor Site 1 LLC
Application Type:	Site Plan
Class:	Class 1
Property Tax ID:	5.00-1-70.000
Property Address:	0000 Main Street Fishers

7. Village of Naples

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- a 2025-1721 **103.0-2025 (Class 1 / LATE REFERRAL)** Special Use Permit and Site Plan for a parcel to change from one principally permitted use to another (Quilt Shop to Wine Tasting Operation) - at 203 North Main St. in the Village of Naples.

Municipality:	Village of Naples
Referring Board:	Planning Board
Applicant:	Brian & Sara Hulbert
Application Type:	Special Use Permit
Class:	Class 1
Property Tax ID:	201.06-1-7.100
Property Address:	203 North Main Street

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- 1 2025-1722 **103.1-2025 (Class 1 / LATE REFERRAL)** Special Use Permit and Site Plan for a parcel to change from one principally permitted use to another (Quilt Shop to Wine Tasting Operation) - at 203 North Main St. in the Village of Naples.

Municipality:	Village of Naples
Referring Board:	Planning Board
Applicant:	Brian & Sara Hulbert
Application Type:	Site Plan
Class:	Class 1
Property Tax ID:	201.06-1-7.100
Property Address:	203 North Main Street

8. 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 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.
- 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