

ONTARIO COUNTY PLANNING BOARD

Wednesday, December 10, 2025, Time: 7:00 PM

<https://ontariocountyny.webex.com>

Meeting number (access code): 2333 038 1864

Meeting Password: fNp2k8RGg98

Join by phone: 1-408-418-9388

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 / Kyle Ritts - Minutes - November 12, 2025

4. New Business:

- a Erin — Mileage forms
Kyle / Erin — You will see a webex link on the agenda — a reminder that if you attend virtually you will usually not be counted towards quorum and can not vote. Please still let us know if you are unable to attend in person.

5. City of Canandaigua

- a 2025- 203-2025 (Class 2) Use Variance to operate a carryout restaurant (Refresh Smoothie Bar)
4122 — at 32 North Main Street.

Municipality:	City of Canandaigua
Referring Board:	Zoning Board of Appeals
Application Type:	Use Variance
Class:	Class 2
Property Tax ID:	84.09-1-84
Property Address:	32 North Main Street

6. Town of Bristol

- a 2025- 204-2025 (Class 1) Area variance to subdivide a parcel bisected by State Route 64 into
4123 two lots (Lot 1: 13.89-acres; Lot 2: 2.04-acres) — at 5260 State Route 64. The area variance is for the proposed eastern lot to have a frontage of 146.9 ft. when a minimum of 200 ft. is required.

Municipality:	Town of Bristol
Referring Board:	Zoning Board of Appeals
Application Type:	Area Variance
Class:	Class 1
Property Tax ID:	152.00-1-67.100
Property Address:	5260 State Route 64

7. Town of Canandaigua

a 2025-4124 **205.0-2025 (Class 1)** Area Variances (3) and Site Plan for the tear-down / re-build of a single-family dwelling at 3975 County Road 16. 205.0-2025 (Class 1) is in regard to the front setback area variance (11.5 ft. proposed when a minimum of 50 ft. is required), 205.1-2025 (AR2) is regarding the building coverage (34.5% proposed when no greater than 25% is permitted) and the rear/lake setback area variances (6.2 ft. proposed when a minimum of 30 ft. is required), and 205.2-2025 (Exempt) is for the site plan.

Municipality: Town of Canandaigua
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Class 1
Property Tax ID: 113.17-1-5.000
Property Address: 3975 County Road 16

1 2025-4125 **205.1-2025 (AR2)** Area variance (3) and the Site Plan for the tear-down / re-build of a single-family dwelling at 3975 County Road 16. 205.0-2025 (Class 1) is in regard to the front setback area variance (11.5 ft. proposed when a minimum of 50 ft. is required), 205.1-2025 (AR2) is in regard to the building coverage (34.5% proposed when no greater than 25% is permitted) and the rear/lake setback area variances (6.2 ft. proposed when a minimum of 30 ft. is required), and 205.2-2025 (Exempt) is for the site plan.

Municipality: Town of Canandaigua
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: AR2
Property Tax ID: 113.17-1-5.000
Property Address: 3975 County Road 16

2 2025-4126 **205.2-2025 (Exempt).** Area Variances (3) and the Site Plan for the tear-down / re-build of a single-family dwelling at 3975 County Road 16. 205.0-2025 (Class 1) is in regard to the front setback area variance (11.5 ft. proposed when a minimum of 50 ft. is required), 205.1-2025 (AR2) is in regard to the building coverage (34.5% proposed when no greater than 25% is permitted) and the rear/lake setback area variances (6.2 ft. proposed when a minimum of 30 ft. is required), and 205.2-2025 (Exempt) is for the site plan.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Application Type: Site Plan
Class: Exempt
Property Tax ID: 113.17-1-5.000
Property Address: 3975 County Road 16

b	2025-4127	206-2025 (AR1) Installation of a 90 SF wall-mounted tenant identification sign at 3225 State Route 364. Municipality: Town of Canandaigua Referring Board: Planning Board Application Type: Special Use Permit Class: AR1 Property Tax ID: 98.00-1-46.110 Property Address: 3225 State Route 364
c	2025-4128	207-2025 (Exempt) Area Variance for the installation of a fence 30 ft from the mean high-water mark when a minimum of 100 ft. is required — at 3670 County Road 16. Municipality: Town of Canandaigua Referring Board: Zoning Board of Appeals Application Type: Area Variance Class: Exempt Property Tax ID: 113.05-1-10.000 Property Address: 3670 County Road 16
d	2025-4129	208.0-2025 (Class 1) Area Variance and Subdivision of a roughly 108.6-acre parcel into three (Lot 1: 84.7-acres, Lot 2: 14.7-acres; Lot 3: 9.2-acres) - at 6265 Grimble Road. 208.0-2025 is related to the area variance (for a proposed lot width of 70 ft. when a minimum of 200 ft. is required - for Lot 2 on the provided subdivision plat) and 208.1-2025 is for the subdivision. Municipality: Town of Canandaigua Referring Board: Planning Board Application Type: Area Variance Class: Class 1 Property Tax ID: 96.00-1-1.120 Property Address: 6265 Grimble Road
1	2025-4130	208.1-2025 (Class 1). Area Variance and Subdivision of a roughly 108.6-acre parcel into three (Lot 1: 84.7-acres, Lot 2: 14.7-acres; Lot 3: 9.2-acres) - at 6265 Grimble Road. 208.0-2025 is related to the area variance (for a proposed lot width of 70 ft. when a minimum of 200 ft. is required - for Lot 2 on the provided subdivision plat) and 208.1-2025 is for the subdivision. Municipality: Town of Canandaigua Referring Board: Planning Board Application Type: Subdivision Class: AR1 Property Tax ID: 96.00-1-1.120 Property Address: 6265 Grimble Road

8. Town of Farmington

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- a 2025-4131 **209.0-2025 (Class 2)** Local Law amending Chapter 165, Article III (Establishment and Designation of Districts) and Section 165-12 (Zoning Map) for the rezoning of land for the Farmington Meadows Incentive Zoning Project. 209.0-2025 is related to the text amendment portion, 209.1-2025 is for the map amendment.
- Municipality:** Town of Farmington
Referring Board: Town Board
Application Type: Text Amendment
Class: Class 2
Property Tax ID: 41.07-1-28.210 & 41.07-1-28.300
Property Address: 0000 County Road 41
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- 1 2025-4132 **209.1-2025 (Class 2)** Local Law amending Chapter 165, Article III (Establishment and Designation of Districts) and Section 165-12 (Zoning Map) for the rezoning of land for the Farmington Meadows Incentive Zoning Project. 209.0-2025 is related to the text amendment portion, 209.1-2025 is for the map amendment.
- Municipality:** Town of Farmington
Referring Board: Town Board
Application Type: Map Amendment
Class: Class 2
Property Tax ID: 41.07-1-28.210 & 41.07-1-28.300
Property Address: 0000 County Road 41
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- b 2025-4133 **210.0-2025 (Class 1)** Area Variances (5) and Preliminary Subdivision to allow a proposed 40-lot subdivision on what is currently four parcels located along the north side of State Route 96. 210.0-2025 is related to the Area Variances and 210.1-2025 is related to the Subdivision. See the description below for the five (setback) area variances.
- Municipality:** Town of Farmington
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Class 1
Property Tax ID: 29.11-2-72.000; 29.11-2-73.000, 29.11-2-74.000; 29.11-2-75.000
Property Address: 5890 & 0000 State Route 96
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- 1 2025-4134 **210.1-2025 (Class 1)** Area Variances (5) and Preliminary Subdivision to allow a proposed 40-lot subdivision on what is currently four parcels located along the north side of State Route 96. 210.0-2025 is related to the Area Variances and 210.1-2025 is related to the Subdivision. See the description below for the five (setback) area variances.
- Municipality:** Town of Farmington
Referring Board: Planning Board
Application Type: Subdivision
Class: Class 1
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		Property Tax ID:	29.11-2-72.000; 29.11-2-73.000, 29.11-2-74.000; 29.11-2-75.000
		Property Address:	5890 & 0000 State Route 96
c	2025-4135	211-2025 (Exempt)	Area Variance for a pool to be located in the side yard at 6162 County Road 41.
		Municipality:	Town of Farmington
		Referring Board:	Zoning Board of Appeals
		Application Type:	Area Variance
		Class:	Exempt
		Property Tax ID:	29.18-3-63.000
		Property Address:	6162 County Road 41

9. Town of Geneva

a	2025-4136	212-2025 (Class 1)	Site Plan for the installation of a 2.47MW AC ground-mounted solar photovoltaic array system at 0000 County Road 6.
		Municipality:	Town of Geneva
		Referring Board:	Planning Board
		Application Type:	Site Plan
		Class:	Class 1
		Property Tax ID:	90.00-2-68.200
		Property Address:	0000 County Road 6
b	2025-4137	213-2025 (AR2)	Area variances for proposed signage include: (1) three building-mounted business signs when no greater than two are permitted, (2) 149 SF total of building-mounted business signs when no greater than 101 SF is permitted, and (3) a 120 SF pylon sign when no greater than 75 SF is permitted - at 3615 Berry Fields Road.
		Municipality:	Town of Geneva
		Referring Board:	Zoning Board of Appeals
		Application Type:	Area Variance
		Class:	AR2
		Property Tax ID:	103.00-3-45.130
		Property Address:	3615 Berry Fields Road

10. Town of Gorham

a	2025-4138	214-2025 (AR2)	Area Variances for lot coverage of 37.1% (when no greater than 25% is permitted) and a south side setback of 13 ft. (when a minimum of 15 ft. is required) for construction of a 1,345 SF addition to an existing home - at 4918 County Road 11.
		Municipality:	Town of Gorham
		Referring Board:	Zoning Board of Appeals
		Application Type:	Area Variance
		Class:	AR2
		Property Tax ID:	141.17-1-2.000

Property Address:

4918 County Road 11

11. Town of Hopewell

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| a | 2025-4139 | 215-2025 (Class 2) Adoption of Local Law regulating the land application of sewage sludge in the Town of Hopewell. |
| | | Municipality: Town of Hopewell |
| | | Referring Board: Town Board |
| | | Application Type: Local Law other than zoning map or text amendment |
| | | Class: Class 2 |
| | | Property Tax ID: N/A |
| | | Property Address: N/A |
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| b | 2025-4140 | 216-2025 (Class 2) Adoption of Local Law amending the Zoning Ordinance of the Town of Hopewell to establish a prohibition on the construction, operation, and maintenance of commercial sewage sludge composting facilities. |
| | | Municipality: Town of Hopewell |
| | | Referring Board: Town Board |
| | | Application Type: Text Amendment |
| | | Class: Class 2 |
| | | Property Tax ID: N/A |
| | | Property Address: N/A |

12. Town of Lima (Livingston County)

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| a | 2025-4141 | 217.0-2025 (Exempt) Local Law to amend the zoning map and portions of the zoning ordinance (Chapter 250) to create a General Business Overlay zoning district. 217.0-2025 is related to the text amendment and 217.1-2025 is for the map amendment. |
| | | Municipality: Town of Lima (Livingston County) |
| | | Referring Board: Town Board |
| | | Application Type: Text Amendment |
| | | Class: Exempt |
| | | Property Tax ID: N/A |
| | | Property Address: N/A |
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| 1 | 2025-4142 | 217.1-2025 (Exempt) Local Law to amend the zoning map and portions of the zoning ordinance (Chapter 250) to create a General Business Overlay zoning district. 217.0-2025 is related to the text amendment and 217.1-2025 is for the map amendment. |
| | | Municipality: Town of Lima (Livingston County) |
| | | Referring Board: Town Board |
| | | Application Type: Map Amendment |
| | | Class: Exempt |
| | | Property Tax ID: N/A |
| | | Property Address: N/A |

13. Town of Richmond

a	2025-4143	218-2025 (Exempt) Area variance for an accessory structure (pavilion) with a floor area greater than the maximum permitted 200 SF — at 9038 State Route 20A. Municipality: Town of Richmond Referring Board: Zoning Board of Appeals Application Type: Area Variance Class: Exempt Property Tax ID: 135.00-1-55.200 Property Address: 9038 State Route 20A
b	2025-4144	219-2025 (Exempt) Lot Combination to combine two parcels (TM#'s: 134.00-1-28.110 and 134.00-1-28.200), totaling 13.4 acres — at 0000 and 4886 Canadice Lake Road. Municipality: Town of Richmond Referring Board: Planning Board Application Type: Other Class: Exempt Property Tax ID: 134.00-1-28.110 & 134.00-1-28.200 Property Address: 0000 and 4886 Canadice Lake Road
c	2025-4145	220-2025 (Exempt) Lot-Line Adjustment adding land from two parcels (TM#'s: 135.00-2-8.110 and 135.00-2-9.110) to an existing parcel (TM# 165.00-2-9.211) on Main Street. Municipality: Town of Richmond Referring Board: Planning Board Application Type: Other Class: Exempt Property Tax ID: 135.00-2-8.110, 135.00-2-9.110, and 135.00-2-9.211 Property Address: 8690 & 0000 Main Street
d	2025-4146	228-2025 (Class 2 / LATE REFERRAL) Local Law to amend the zoning law of the Town of Richmond. Municipality: Town of Richmond Referring Board: Town Board Application Type: Text Amendment Class: Class 2 / LATE REFERRAL Property Tax ID: N/A Property Address: N/A

14. Town of Seneca

a	2025-4147	221.0-2025 (Class 2) Special Use Permit and Site Plan to construct and operate a fuel (oil and gasoline product) storage and distribution facility – at 0000 SR 5&20 in the Town of Seneca. 221.0-2025 is associated with the special use permit and 221.1-2025 is for the Site Plan.
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Municipality:	Town of Seneca
Referring Board:	Zoning Board of Appeals
Application Type:	Special Use Permit
Class:	Class 2
Property Tax ID:	103.00-1-19.120
Property Address:	0000 State Route 5&20

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- 1 2025-4148 **221.1-2025 (Class 2)** Special Use Permit and Site Plan to construct and operate a fuel (oil and gasoline product) storage and distribution facility – at 0000 SR 5&20 in the Town of Seneca. 221.0-2025 is associated with the special use permit and 221.1-2025 is for the Site Plan.

Municipality:	Town of Seneca
Referring Board:	Planning Board
Application Type:	Site Plan
Class:	Class 2
Property Tax ID:	103.00-1-19.120
Property Address:	0000 State Route 5&20

15. Town of Victor

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- a 2025-4149 **222-2025 (Class 1)** Area Variances (2) to conduct a dog boarding business on less than two acres and to construct a fence forward of the front line of the principle structure — at 7275 State Route 96.

Municipality:	Town of Victor
Referring Board:	Zoning Board of Appeals
Application Type:	Area Variance
Class:	Class 1
Property Tax ID:	15.00-1-10.100
Property Address:	7275 State Route 96

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- b 2025-4150 **223.0-2025 (Class 2)** Local Law adding TM# 6.00-1-12.400 to the Eastview Mall MUO (Mixed-Use Overlay) District - at 50-52 Eastview Mall Drive. 223.0-2025 is related to the text amendment portion, 223.1-2025 is for the map amendment.

Municipality:	Town of Victor
Referring Board:	Town Board
Application Type:	Text Amendment
Class:	Class 2
Property Tax ID:	6.00-1-12.400
Property Address:	50-52 Eastview Mall Drive

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- 1 2025-4151 **223.1-2025 (Class 2)** Local Law adding TM# 6.00-1-12.400 to the Eastview Mall MUO (Mixed-Use Overlay) District — at 50-52 Eastview Mall Drive. 223.0-2025 is related to the text amendment portion, 223.1-2025 is for the map amendment.

Municipality:	Town of Victor
Referring Board:	Town Board

Application Type:	Map Amendment
Class:	Class 2
Property Tax ID:	6.00-1-12.400
Property Address:	50-52 Eastview Mall Drive

16. Town of West Bloomfield

- a 2025- **224.0-2025 (Exempt)** Subdivision of a 66.8-acre parcel into two (Lot 1: 6.0-acres; Lot 2: 4152 60.8-acres) — at 8592 County Road 14. A Site Plan (224.1-2025) is associated with this referral for the construction of a proposed single-family dwelling.

Municipality:	Town of West Bloomfield
Referring Board:	Planning Board
Application Type:	Subdivision
Class:	Exempt
Property Tax ID:	51.00-1-17.120
Property Address:	8592 County Road 14

- 1 2025- **224.1-2025 (Exempt)** Site Plan for the construction of a proposed single-family 4153 dwelling at 8592 County Road 14. This project is associated with 224.0-2025 (subdivision).

Municipality:	Town of West Bloomfield
Referring Board:	Planning Board
Application Type:	Site Plan
Class:	Exempt
Property Tax ID:	51.00-1-17.120
Property Address:	8592 County Road 14

- b 2025- **225-2025 (Exempt)** Site Plan Application for the construction of a proposed single- 4154 family home at 1860 Hickory Lane (formerly 0000 State Route 65).

Municipality:	Town of West Bloomfield
Referring Board:	Planning Board
Application Type:	Site Plan
Class:	Exempt
Property Tax ID:	50.02-2-51.100
Property Address:	1860 Hickory Lane (formerly 0000 State Route 65)

17. Village of Victor

- a 2025- **226-2025 (Exempt)** Subdivision of a 24.8-acre parcel (TM# 27.08-1-1.111) into two 4155 parcels (Lot 1: 10.8-acres and Lot 2: 14-acres). The proposed subdivision is occurring along the north side of Rawson Road along the Victor Town/Village municipal boundary.

Municipality:	Village of Victor
Referring Board:	Planning Board
Application Type:	Subdivision

		Class:	Exempt
		Property Tax ID:	15.00-1-61.110; 27.08-1-1.111; 27.08-1-1.121
		Property Address:	0000 and 100 Rawson Road
b	2025-4156	227-2025 (Class 1) Final Subdivision approval to subdivide five parcels into a total of 15 single-family lots — involving multiple parcels on Church Street.	
		Municipality:	Village of Victor
		Referring Board:	Planning Board
		Application Type:	Subdivision
		Class:	Class 1
		Property Tax ID:	16.18-3-1.100, 16.18-3-1.200, 16.18-3-2.000, 16.18-3-50.000, 16.18-3-51.000
		Property Address:	188 Church Street; 0000 Church St.

18. Privilege of the Floor

19. Upcoming Trainings:

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

NYS DOS Division of Local Government Services - 2025/2026 Winter Webinar Series (Remote)

- [See link to register.](#) Click on individual meeting dates within the link to register.
- **December 15, 2025; 6:00 PM - 8:00 PM**
 - SEQRA Basics
- **December 22, 2025; 6:00 PM - 8:00 PM**
 - Zoning Basics for Enforcement Officials and Board Members
 - Zoning Basics for Enforcement Officials and Board Members
- **January 5, 2026; 6:00 PM - 8:00 PM**
 - Planning Board Overview
 - Planning Board Overview
- **January 12, 2026; 6:00 PM - 8:00 PM**
 - Zoning Board of Appeals Overview
 - Zoning Board of Appeals Overview
- **January 22, 2026; 6:00 PM - 8:00 PM**
 - Essentials for Planning and Zoning Board Staff
 - Essentials for Planning and Zoning Board Staff

LOCATE Finger Lakes Energy Infrastructure Summit

- [click here for link](#)
- **Monday, December 1, 2025 - 10:00 AM - 3:00 PM;** Vandervort Room, Scandling Center, Hobart & William Smith Colleges, 300 Pultney Street, Geneva, NY 14456
- Topics include: Challenges to job development in the Finger Lakes because of the electric grid, the status of the electric grid serving the Finger Lakes region, what steps are necessary to modernize and upgrade the energy grid throughout the Finger Lakes region, and New York State policy action items needed to upgrade energy distribution in the finger lakes region.

MRB Group / Hancock Estabrook Municipal Bootcamp

- [Click here for link.](#)
- **Thursday, December 18, 2025 – 6:00 PM – 7:00 PM;**(Remote)
 - SESSION 10: SANTA’S NAUGHTY and NICE LIST— THE BEST AND WORST OF 2025

Deploying Safe Lithium-ion Energy Storage in your community — hosted by the New York State Interagency Fire Safety Working Group (from May 7, 2025)

- Topics include: critical safety considerations, regulatory updates, best practices in the field, and recommendations for local actions. [See presentation slides](#)

NYS DOS Regional On-Site Trainings

- [Click here for link](#)
- Statewide schedule of NYS DOS on-site local government trainings. Typically, updated in August and November/December.

NYS DOS On-Line Interactive Courses

- [Click here for link](#)
- Includes links to online interactive courses.

NYS DOS Recorded Webinars

- [Click here for link](#)
- Use this 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.

New York Conference of Mayors trainings are free (If your municipality is a member)

- [Click here for link](#)
- The NY Conference of Mayors also offers virtual and recorded webinars for member villages and cities.
- Recorded webinars include:
 - ACCESSING FEDERAL FUNDING FROM FEMA (recorded 7-29-20); Speakers: Robert T. Kennedy, Mayor of the Village of Freeport and NYCOM President; J. Andrew Martin, CFM, Public Assistance Section Chief, NYS Division of Homeland

- Security and Emergency Services; Janet Plarr, Village Administrator, Village of Blasdell; and Donna Lyudmer, Village of Saltaire
- ADOPTING LOCAL LAWS AND CONDUCTING REFERENDA (recorded 6-24-21) | Speaker: Rebecca Ruscito, NYCOM Counsel
- ARPA FUNDING: OVERVIEW OF ALLOWABLE USES AND OTHER REQUIREMENTS (recorded 8-3-21) | Speakers: Peter Baynes, NYCOM Executive Director and Barbara VanEpps, NYCOM Deputy Executive Director
- CELL TOWERS AND WIRELESS REGULATIONS AND A CASE LAW UPDATE (recorded 12-15-20) | Speakers: Wade Beltramo, NYCOM General Counsel and Rebecca Ruscito, NYCOM Counsel
- CONDUCT MEETINGS NOW AND DOWN THE ROAD: NAVIGATING THE FUTURE OF MEETINGS AND HEARINGS AS COVID NUMBERS DROP (recorded 3-18-21) | Speakers: Wade Beltramo, NYCOM General Counsel; John Mancini, NYCOM Counsel and Rebecca Ruscito, NYCOM Counsel
- ETHICS FOR ZBA AND PLANNING BOARD PROCEEDINGS (recorded 12-9-21) | Speaker: Wade Beltramo, NYCOM General Counsel
- FAIR HOUSING CONSIDERATIONS FOR MUNICIPALITIES (recorded 12-16-21) | Speakers: Charles Grieco, Bond, Schoeneck & King; Moderator: Wade Beltramo, NYCOM General Counsel
- GRANTS TRAIN IS AT THE STATION: GET READY FOR THE RIDE AHEAD! (recorded 5-6-21) | Speaker: Jim Thatcher, Manager, Community Development, C.T. Male Associates
- LAWYERS AND ETHICS FOR ZBA'S AND PLANNING BOARDS (recorded 12-10-20) | Speaker: Wade Beltramo, NYCOM General Counsel
- NEW YORK'S MARIJUANA LEGALIZATION: WHAT DOES IT MEAN FOR LOCAL GOVERNMENTS? (recorded 4-15-21) | Speakers: Wade Beltramo, NYCOM General Counsel; John Mancini, NYCOM Counsel; Rebecca Ruscito, NYCOM Counsel
- PLANNING AND ZONING HOT TOPICS AND CASE LAW UPDATE (recorded 12-14-21) | Speakers: Terry Rice, Partner, Law Office of Terry Rice; Moderator: Wade Beltramo, NYCOM General Counsel
- REGULATING CANNABIS OPERATIONS (recorded 12-7-21) | Speakers: Wade Beltramo, NYCOM General Counsel; Corey Auerbach, Barclay Damon, LLP
- SOLAR PANELS, LARGE SCALE ENERGY GENERATION SITING, AND LOCAL ZONING (recorded 12-17-20) | Speakers: Wade Beltramo, NYCOM General Counsel and Rebecca Ruscito, NYCOM Counsel

New York Planning Federation trainings are free (if your municipality is a member)

- Call or e-mail with membership number or to pay and participate as a non-member. 518-512-5270 or email nypf@nypf.org
- Recorded Webinars Include:
 - The Essentials of Planning and Zoning
 - Introduction to Planning, Zoning, and Land Use
 - Everything You've Ever Wanted to Know About Preparing a Comprehensive Plan

- Understanding and Applying SEQRA (NY State Environmental Quality Review Act)
- The What, Why, and How of Site Plan Review
- Common Mistakes and Mishaps in Site Plan Review
- Meeting Process and Communication
 - Enhancing Transparency and Effectiveness in Planning Proceedings
 - Innovations and Best Practices for Planning/Zoning Boards
 - Engaging Diverse Communities and Dealing with Difficult People
 - Working with Elected Officials and Understanding Everyone's Role in Planning
 - The Open Meetings Law for Zoning and Planning Boards, Part II
 - Working with Developers to Foster Investment in the Community
 - Communication, the Media and Social Media
 - Open Government and Planning and Zoning Decision-Making

20. Adjournment:

- a Meeting motion to adjourn