

ONTARIO COUNTY PLANNING BOARD

Wednesday, February 11, 2026, 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 / Kyle Ritts - Minutes - January 14, 2026

4. Old Business:

- a PLEASE BE AWARE OF A RECENT SCAM THAT IS GOING AROUND. THERE ARE NO FEES FOR COUNTY PLANNING BOARD REVIEW. YOU SHOULD NEVER RECEIVE AN INVOICE FROM THE ONTARIO COUNTY PLANNING BOARD.

5. New Business:

6. Town of Canandaigua

- a 2026-574 **17.0-2026 (AR2)** Area Variance and Site Plan to increase pre-existing non-conforming lot coverage from 30.59% to 31.70% (when no greater than 25% is permitted) — at 3407 West Lake Boulevard. Proposed work is for shoreline stabilization (rip-rap and retaining wall installation), patio/deck and walkway updates, and construction of a new permanent dock and boat station. 17.0-2026 is associated with the area variance and 17.1-2026 is for the site plan.

Municipality:	Town of Canandaigua
Referring Board:	Zoning Board of Appeals
Application Type:	Area Variance
Class:	AR2
Property Tax ID:	98.13-1-6.000
Property Address:	3407 West Lake Boulevard

- b 2026-575 **17.1-2026 (Exempt)** Area Variance and Site Plan to increase pre-existing non-conforming lot coverage from 30.59% to 31.70% (when no greater than 25% is permitted) — at 3407 West Lake Boulevard. Proposed work is for shoreline stabilization (rip-rap and retaining wall installation), patio/deck and walkway updates, and construction of a new permanent dock and boat station. 17.0-2026 is associated with the area variance and 17.1-2026 is for the site plan.

Municipality:	Town of Canandaigua
Referring Board:	Planning Board
Application Type:	Site Plan
Class:	Exempt

		Property Tax ID:	98.13-1-6.000
		Property Address:	3407 West Lake Boulevard
c	2026-576	18-2026 (Exempt) Area Variance for a second accessory structure (generator) when no greater than one is permitted — at 4351 Tichenor Point Drive.	
		Municipality:	Town of Canandaigua
		Referring Board:	Zoning Board of Appeals
		Application Type:	Area Variance
		Class:	Exempt
		Property Tax ID:	126.16-1-1.100
		Property Address:	4351 Tichenor Point Drive
d	2026-577	19-2026 (Exempt) Subdivision of a 2.24-acre parent parcel into two (Lot 1: 1.12-acres and Lot 2: 1.12-acres) — at 2600 Brickyard Road.	
		Municipality:	Town of Canandaigua
		Referring Board:	Planning Board
		Application Type:	Subdivision
		Class:	Exempt
		Property Tax ID:	70.00-1-43.100
		Property Address:	2600 Brickyard Road
e	2026-578	20.0-2026 (Class 1) Special Use Permit and Site plan to construct and operate a 120 ft. (+ 4 ft. lightning rod) monopole telecommunications tower and associated improvements — at 0000 County Road 8. 20.0-2026 is associated with the special use permit and 20.1-2026 is for the site plan.	
		Municipality:	Town of Canandaigua
		Referring Board:	Planning Board
		Application Type:	Special Use Permit
		Class:	Class 1
		Property Tax ID:	56.00-2-32.113
		Property Address:	0000 County Road 8
f	2026-579	20.1-2026 (Class 1) Special Use Permit and Site plan to construct and operate a 120 ft. (+ 4 ft. lightning rod) monopole telecommunications tower and associated improvements — at 0000 County Road 8. 20.0-2026 is associated with the special use permit and 20.1-2026 is for the site plan.	
		Municipality:	Town of Canandaigua
		Referring Board:	Planning Board
		Application Type:	Site Plan
		Class:	Class 1
		Property Tax ID:	56.00-2-32.113
		Property Address:	0000 County Road 8

7. Town of Farmington

- a 2026-580 **21.0-2026 (Class 1)** Subdivision and Site Plan for the Farmington Meadows subdivision – at 0000 County Road 41. Development includes one (1) four-story senior apartment building (150 units), 29 two-story townhome style apartment buildings (230 units) with a central clubhouse and pool, 50 single-family home lots, an estimated five (5) commercial pad sites, and a self-storage facility. Referral 21.0-2026 is in regard to the subdivision and 21.1-2026 is for the site plan.

Municipality: Town of Farmington
Referring Board: Planning Board
Application Type: Subdivision
Class: Class 1
Property Tax ID: 41.07-1-28.210 and 41.07-1-28.300
Property Address: 0000 County Road 41

- b 2026-581 **21.1-2026 (Class 1)** Subdivision and Site Plan for the Farmington Meadows subdivision – at 0000 County Road 41. Development includes one (1) four-story senior apartment building (150 units), 29 two-story townhome style apartment buildings (230 units) with a central clubhouse and pool, 50 single-family home lots, an estimated five (5) commercial pad sites, and a self-storage facility. Referral 21.0-2026 is in regard to the subdivision and 21.1-2026 is for the site plan.

Municipality: Town of Farmington
Referring Board: Planning Board
Application Type: Site Plan
Class: Class 1
Property Tax ID: 41.07-1-28.210 and 41.07-1-28.300
Property Address: 0000 County Road 41

- c 2026-582 **22-2026 (Class 1)** Area Variance for the absence of sidewalks when "sidewalks are to be provided along all sites fronting along any state and county highways" in the MTOD (Major Thoroughfare Overlay District) — at 6228 Collett Road West.

Municipality: Town of Farmington
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Class 1
Property Tax ID: 29.00-1-4.000
Property Address: 6228 Collett Rd W

8. Town of Hopewell

- a 2026-583 **23-2026 (Class 1)** Area Variance to subdivide an 8.1-acre parent parcel into three parcels (Lot 1: 6.4-acres; Lot 2: 1.3-acres; Lot 3: 0.4-acres) — at 1875 County Road 19. The area variance is for Lot 3 to have an area of 0.4-acres (or 17,412 SF) when a minimum of 30,000 SF is required.

Municipality: Town of Hopewell

Referring Board:	Zoning Board of Appeals
Application Type:	Area Variance
Class:	Class 1
Property Tax ID:	58.00-1-13.121
Property Address:	1875 County Road 19

9. Town of Victor

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- a 2026-584 **24-2026 (Class 1)** Preliminary Subdivision Approval for Section 2-4 of the Woods at Valentown (High Point Business Park) subdivision consisting of 71 for-sale townhouse units and one 4-story apartment building with 100 units at 0000 High Point Drive.

Municipality:	Town of Victor
Referring Board:	Planning Board
Application Type:	Subdivision
Class:	Class 1
Property Tax ID:	1.07-1-4.100
Property Address:	0000 High Point Drive

10. Privilege of the Floor

11. Upcoming Trainings:

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

NYS DOS Local Government Training - Winter Webinar Series

- [See link to register](#). Click on / reference individual meeting dates within the link to register.
- **February 11, 2026; 8:30 AM - 4:30 PM; Saratoga City Center, 522 Broadway, Saratoga Springs, NY (Saratoga County)**
 - Planning Board Overview
 - Zoning Board of Appeals Overview
- **February 15–17, 2026; 8:00 AM - 4:30 PM; Marriot Marquis, 535 Broadway, New York, NY (NYS Association of Towns)**
 - Annual Conference
- **February 23, 2026; 6:00 PM - 8:00 PM; Location TBD (Rockland County)**
 - State Environmental Quality Review Act (SEQRA) Basics
- **March 10, 2026; 6:00 PM - 8:00 PM; Murray Hill Campus, Building 1 Auditorium, 1 Murray Hill Drive, Mount Morris, NY (Livingston County)**
 - Hot Button Land Uses

LOCATE Finger Lakes Energy Infrastructure Summit

- [Click here for link](#)
- 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.](#)
- SESSION 2: From Big to Small — The Big Picture — Developing and Implementing Comprehensive Plans
 - **Thursday, February 26, 2026—6:00 PM - 7:00 PM; (Remote)**
- SESSION 3: Getting it Together — The Basics of Running a Meeting and the Open Meetings Law
 - **Thursday, March 26, 2026—6:00 PM - 7:00 PM; (Remote)**
- SESSION 4: Soaking Up The Sun — Solar and Battery Storage and the Local Review Process
 - **Thursday, April 23, 2026—6:00 PM - 7:00 PM; (Remote)**
- SESSION 5: Water, Water Everywhere — The Impact of Wetlands on Development
 - **Thursday, May 28, 2026—6:00 PM - 7:00 PM; (Remote)**
- SESSION 6: Zoning Board Basics — Roles of the Zoning Board in Community Development
 - **Thursday, June 25, 2026—6:00 PM - 7:00 PM; (Remote)**
- SESSION 7: Growing Intentionally — The Role of Local Leadership in Attracting Investment and Economic Development
 - **Thursday, July 23, 2026—6:00 PM - 7:00 PM; (Remote)**
- SESSION 8: A Storm is Brewing — How Development Review Addresses Stormwater Management and Water Quality
 - **Thursday, September 24, 2026—6:00 PM - 7:00 PM; (Remote)**
- SESSION 9: Funding Your Priorities — Developing and Managing Competitive Grant Applications
 - **Thursday, October 22, 2026—6:00 PM - 7:00 PM; (Remote)**
- SESSION 10: Santa's Naughty and Nice List — The Best and Worst of 2023
 - **Thursday, December 17, 2026—6:00 PM - 7:00 PM; (Remote)**

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

12. Adjournment:

- a Meeting motion to adjourn