

ONTARIO COUNTY COORDINATED REVIEW COMMITTEE MEETING

Tuesday, July 7, 2026, Time: 3:30 PM
20 Ontario St., Room 229, Canandaigua, NY 14424

Join from the meeting link

<https://ontariocountyny.webex.com/ontariocountyny/j.php?MTID=m1577371c415428a00dc06bc59fd2e7d8>

Join by meeting number

Meeting number (access code): 2341 863 6242

Meeting password: 7uVPhCTe3p6

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1. Call to Order

- a Vice Chair AJ Magnan — Meeting - Call to order

2. Roll Call

- a Please sign in.

3. 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.

4. New Business:

5. Town of Bristol

- a 2026- 2041 **101-2026 (Class 1)** Special Use Permit for an attached accessory dwelling unit home (575 SF) addition at 4976 State Route 64.

Municipality:	Town of Bristol
Referring Board:	Zoning Board of Appeals
Application Type:	Special Use Permit
Class:	Class 1
Property Tax ID:	152.00-1-77.100
Property Address:	4976 State Route 64

6. Town of Farmington

- a 2026- 2039 **102.0-2026 (Class 1)** Special Use Permit and Site Plan for a proposed 3.6 MW AC large-scale solar energy system at 5601 State Route 96. 102.0-2026 is regarding the Special Use Permit, and 102.1-2026 is for the Site Plan.

Municipality:	Town of Farmington
Referring Board:	Planning Board
Application Type:	Special Use Permit
Class:	1

Property Tax ID: 30.00-1-36.111
Property Address: 5601 State Route 96

- 1 2026- **102.1-2026 (Class 1)** Special Use Permit and Site Plan for a proposed 3.6 MW AC
2045 large-scale solar energy system – at 5601 State Route 96. 102.0-2026 is regarding the
Special Use Permit, and 102.1-2026 is for the Site Plan.

Municipality: Town of Farmington
Referring Board: Planning Board
Application Type: Site Plan
Class: Class 1
Property Tax ID: 30.00-1-36.111
Property Address: 5601 State Route 96

7. Town of Geneva

- a 2026- **103-2026 (Class 2)** Local Law adding the definition "Lodging Facility" and to amend the
2047 permitted uses in the Lake View Overlay District.

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

8. Town of Gorham

- a 2026- **104-2026 (Exempt)** Subdivision of a 133.1-acre lot into two parcels (Lot 1: 5.8-acres and
2029 Lot 2: 127.3-acres) at 5328 West Swamp Road.

Municipality: Town of Gorham
Referring Board: Planning Board
Application Type: Subdivision
Class: Exempt
Property Tax ID: 157.00-1-19.000
Property Address: 5328 West Swamp Road

9. Town of South Bristol

- a 2026- **105-2026 (Exempt)** Site Plan for a 352 SF shed at 6985 State Route 21.
2064

Municipality: Town of South Bristol
Referring Board: Planning Board
Application Type: Site Plan
Class: Exempt
Property Tax ID: 191.17-1-20.111
Property Address: 6985 State Route 21

10. Town of Victor

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- a 2026-2019 **106-2026 (Exempt)** Area Variance to construct a 720 SF forward of the front line of the principal structure accessory structure (temporary greenhouse) at 7720 County Road 41.
- Municipality:** Town of Victor
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Exempt
Property Tax ID: 38.00-1-13.121
Property Address: 7720 County Road 41
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- b 2026-2030 **107.0-2026 (Exempt)** Area Variance and Site Plan re-approval to allow a front yard setback of 40 ft. for vehicle parking (Van Bortel Subaru) when 80 ft. is required at 6305 State Route 96. 107.0-2026 is related to the Site Plan and 107.1-2026 is for the Area Variance.
- Municipality:** Town of Victor
Referring Board: Planning Board
Application Type: Site Plan
Class: Exempt
Property Tax ID: 28.04-2-64.100
Property Address: 6305 State Route 96
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- 1 2026-2072 **107.1-2026 (Exempt)** Area Variance and Site Plan re-approval to allow a front yard setback of 40 ft. for vehicle parking (Van Bortel Subaru) when 80 ft. is required at 6305 State Route 96. 107.0-2026 is related to the Site Plan and 107.1-2026 is for the Area Variance.
- Municipality:** Town of Victor
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Exempt
Property Tax ID: 28.04-2-64.100
Property Address: 6305 State Route 96
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- c 2026-2081 **108-2026 (Class 1)** Site Plan to expand the parking area with 41 new parking spaces (in addition to the existing 26 spaces) at 825 Phillips Road.
- Municipality:** Town of Victor
Referring Board: Planning Board
Application Type: Site Plan
Class: Class 1
Property Tax ID: 15.01-1-40.000
Property Address: 825 Phillips Road
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- d 2026-2082 **109.0-2026 (AR1)** Special Use Permit and Site Plan for an antenna upgrade on an existing wireless telecommunications facility at 400-441 Commerce Drive. 109.0-2026 is regarding the Special Use Permit, and 109.1-2026 is for the Site Plan.
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Municipality:	Town of Victor
Referring Board:	Planning Board
Application Type:	Special Use Permit
Class:	AR1
Property Tax ID:	6.04-1-78.000
Property Address:	400-441 Commerce Drive

- 1 2026-2089 **109.1-2026 (AR1)** Special Use Permit and Site Plan for an antenna upgrade on an existing wireless telecommunications facility at 400-441 Commerce Drive. 109.0-2026 is regarding the Special Use Permit, and 109.1-2026 is for the Site Plan.

Municipality:	Town of Victor
Referring Board:	Planning Board
Application Type:	Site Plan
Class:	AR1
Property Tax ID:	6.04-1-78.000
Property Address:	400-441 Commerce Drive

11. Village of Manchester

- a 2026-2091 **110.0-2026 (Technical Review)** Technical Review for a local law amending Chapter 290 (Zoning) of the Code of the Village of Manchester to add regulations pertaining to solar energy systems. 110.0-2026 is regarding the Technical Review, and 110.1-2026 is for the Text Amendment.

Municipality:	Village of Manchester
Referring Board:	Village Board
Application Type:	Technical Review
Class:	Technical Review
Property Tax ID:	N/A
Property Address:	N/A

- 1 2026-2092 **110.1-2026 (Class 2)** Technical Review for a local law amending Chapter 290 (Zoning) of the Code of the Village of Manchester to add regulations pertaining to solar energy systems. 110.0-2026 is regarding the Technical Review, and 110.1-2026 is for the Text Amendment.

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

12. Upcoming Trainings:

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

Monroe County Land Use Decision-Making Program

- [See link to register](#)
- Summer 2026 Program — Integrating Complete Streets Principles into Local Land Use Decisions
 - **Wednesday, July 15, 2026—4:00 PM–8:30 PM; Monroe Community College, 1000 E Henrietta Rd., Rochester, NY.**
 - Registration Deadline: Wednesday, July 8, 2026 (or until seats are filled).
- Fall 2026 Program: SEQRA and Site Plan Review
 - More details to come!

Livingston County Upcoming Trainings

- [See link to register](#)
- **Housing 360⁰– From Policy to Practice**
 - **1 Murray Hill Drive, Building 1 Conference Center, Mount Morris, NY**
 - Session 4: What Affordability Means: A Toolkit for Communities
 - **Wednesday, August 19, 2026—6:00 PM–7:30 PM**
 - Session 5: Housing-Friendly Zoning
 - **Wednesday, October 14, 2026—6:00 PM–7:30 PM**
 - Session 6: How to Improve Property Maintenance
 - **Wednesday, December 16, 2026—6:00 PM–7:30 PM**
- **Let's Plan! 2026: Land Use Training Series**
 - Session 3: Freshwater Wetlands Regulation Training
 - **Tuesday, September 8, 2026—6:00 PM–8:00 PM**
 - **Little Lakes Community Center, 4705 S Main St., Gymnatorium, Hemlock, NY**
 - Session 4: SEQR - Resources & Tools
 - **Tuesday, December 8, 2026—6:00 PM–8:00 PM; Government Center, 6 Court St., Room 205/208, Geneseo, NY**

Estabrook Municipal Bootcamp

- [See link to register](#)
- 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 Division of Local Government Services YouTube Training Page

- [See link](#)
- Topics include: Farmland Protection & Agricultural Viability, Floodplain Regulation for Local Board Review, and introductory webinars for new planning and zoning board members.
- The courses are 1–2 hours each. Send an email/screenshot of training to the County Planning Department for credit.

NYS DOS Regional onsite & Online interactive courses

- [See link](#)
- Includes a statewide schedule of NYS DOS onsite local government trainings.
- Includes links to online interactive courses and previously recorded webinars. Recorded webinars include:
 - Essentials for Planning and Zoning Board Staff
 - Zoning Board of Appeals Overview
 - Planning Board Overview
 - Zoning Basics for Enforcement Officials and Board Members
 - State Environmental Quality Review Act (SEQRA) Basics
 - Floodplain Regulation for Local Review Boards
 - Farmland Protection & Agricultural Viability

NYS DOS Recorded Webinars

- [See 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 training is free (If your municipality is a member)

- [See 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

13. Upcoming Meetings and Important Dates

- a The next associated Ontario County Planning Board meeting will be on July 8, 2026, at 74 Ontario St. Room 218 (Sessions Room), Canandaigua, NY at 7:00 PM. The next Coordinated Review Committee will be on August 11, 2026, at 20 Ontario St., 2nd Floor, Room 229 at 3:30 PM.

14. Adjournment:

- a Meeting motion to adjourn.