

ONTARIO COUNTY COORDINATED REVIEW COMMITTEE MEETING

Tuesday, September 8, 2026, Time: 3:30 PM
20 Ontario St., Room 229, Canandaigua, NY 14424

Join from the meeting link

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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 2026-2492 **125-2026 (Class 2)** Local law establishing regulations on short-term rentals.

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

- b 2026-2591 **126-2026 (Exempt)** Area Variance for a proposed accessory structure (garage) - at 4470 State Route 64. The area variance is for a proposed front setback of 24 ft. when a minnum of 75 ft. is required.

Municipality:	Town of Bristol
Referring Board:	Zoning Board of Appeals
Application Type:	Area Variance
Class:	Exempt
Property Tax ID:	124.19-2-9.100
Property Address:	4470 State Route 64

c	2026-2593	127-2026 (Exempt) Site plan for septic and steep slope preparation for the construction of a single-family home - at 0000 State Route 64.
		Municipality: Town of Bristol Referring Board: Planning Board Application Type: Site Plan Class: Exempt Property Tax ID: 124.00-2-51.220 Property Address: 0000 State Route 64

6. Town of Canandaigua

a	2026-2483	128-2026 (Class 1) Special Use Permit to operate a contractor storage yard on a developed parcel - at 2865 State Route 21.
		Municipality: Town of Canandaigua Referring Board: Planning Board Application Type: Special Use Permit Class: Class 1 Property Tax ID: 71.18-3-51.000 Property Address: 2865 State Route 21
b	2026-2614	129-2026 (AR1) Special Use Permit for the installation of a 130 SF building-mounted commercial speech sign - at 4406 Route 5 & 20.
		Municipality: Town of Canandaigua Referring Board: Planning Board Application Type: Special Use Permit Class: AR1 Property Tax ID: 84.00-1-26.120 Property Address: 4406 Route 5&20
c	2026-2618	130-2026 (Class 1) Site Plan for the construction of a 5,500 SF single-story, multi-tenant retail building and associated improvements- at 3225 State Route 364.
		Municipality: Town of Canandaigua Referring Board: Planning Board Application Type: Site Plan Class: Class 1 Property Tax ID: 98.00-1-46.110 Property Address: 3225 State Route 364
d	2026-2621	131-2026 (Class 1) Site Plan for the construction of 8,400 SF building addition (Garber Chevrolet) with associated site improvements - at 2350 State Route 332.
		Municipality: Town of Canandaigua Referring Board: Planning Board Application Type: Site Plan Class: Class 1

		Property Tax ID:	70.06-1-63.110
		Property Address:	2350 State Route 332
e	2026-2623	132.0-2026 (Class 1) Special Use Permit to operate an essential service (sewer lift station) – at 4621 County Road 4. 132.1-2026 is for the associated Site Plan, and 132.2-2026 is for the Subdivision referral.	
		Municipality:	Town of Canandaigua
		Referring Board:	Planning Board
		Application Type:	Special Use Permit
		Class:	Class 1
		Property Tax ID:	84.00-1-1.112
		Property Address:	4621 County Road 4
f	2026-2654	132.1-2026 (Class 1) Site Plan for the installation of a sewer lift station – at 4621 County Road 4. 132.0-2026 is for the associated Special Use Permit, and 132.2-2026 is for the Subdivision referral.	
		Municipality:	Town of Canandaigua
		Referring Board:	Planning Board
		Application Type:	Site Plan
		Class:	Class 1
		Property Tax ID:	84.00-1-1.112
		Property Address:	4621 County Road 4
g	2026-2655	132.2-2026 (Exempt) Subdivision of a 14.8-acre parcel into two (Lot 1: 14.66-acres, Lot 2: 0.18-acres) – at 4621 County Road 4. 132.0-2026 is for the associated Special Use Permit, and 132.1-2026 is for the Site Plan referral.	
		Municipality:	Town of Canandaigua
		Referring Board:	Planning Board
		Application Type:	Subdivision
		Class:	Exempt
		Property Tax ID:	84.00-1-1.112
		Property Address:	4621 County Road 4
h	2026-2624	133-2026 (Class 1) Site Plan for the expansion of an existing parking lot, creating 163 new spaces (totaling 74,000 SF) with associated improvements - at 0000 Emerson Road (West Herr Mazda).	
		Municipality:	Town of Canandaigua
		Referring Board:	Planning Board
		Application Type:	Site Plan
		Class:	Class 1
		Property Tax ID:	56.00-2-25.510
		Property Address:	0000 Emerson Road

7. Town of Geneva

a	2026-2467	134-2026 (Class 2) Local law to adopt a new battery energy system storage code and to amend provisions of Chapter 165 (Zoning) dealing with battery energy storage systems - in the Town of Geneva.
		Municipality: Town of Geneva Referring Board: Town Board Application Type: Text Amendment Class: Class 2 Property Tax ID: N/A Property Address: N/A
b	2026-2469	135-2026 (Class 2) Local law to amend provisions of the code of the Town of Geneva dealing with solar energy systems.
		Municipality: Town of Geneva Referring Board: Town Board Application Type: Text Amendment Class: Class 2 Property Tax ID: N/A Property Address: N/A
c	2026-2648	136-2026 (Class 2) Site Plan Amendment for a proposed (PUD) project consisting of: 3 manufactured homes, a pavilion, restroom facility, 4 storage buildings, and associated improvements — at 0000 and 4188 State Route 14.
		Municipality: Town of Geneva Referring Board: Planning Board Application Type: Site Plan Class: Class 2 Property Tax ID: 133.00-1-17.110; 133.00-1-18.112 Property Address: 4188 State Route 14; 0000 State Route 14
d	2026-2649	137-2026 (Class 1) Site Plan Amendment for a proposed (PUD) project consisting of: 2 apartment buildings containing 151 units, 4 concrete pads (for future buildings), and associated improvements - at 3615 County Road 6 (Geneva Crossing).
		Municipality: Town of Geneva Referring Board: Planning Board Application Type: Site Plan Class: Class 1 Property Tax ID: 104.00-1-4.210 Property Address: 3615 County Road 6

8. Town of Gorham

a	2026-2592	138-2026 (Exempt) Site Plan to construct a single-family residence - at 4588 State Route 364.
		Municipality: Town of Gorham

Referring Board:	Planning Board
Application Type:	Site Plan
Class:	Exempt
Property Tax ID:	141.07-1-2.111
Property Address:	4588 State Route 364

9. Town of Hopewell

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| a | 2026-2611 | 139-2026 (Class 1) Special Use Permit to operate a used car dealership - at 2442 State Route 21. |
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Municipality:	Town of Hopewell
Referring Board:	Planning Board
Application Type:	Special Use Permit
Class:	Class 1
Property Tax ID:	72.00-1-4.000
Property Address:	2442 State Route 21

10. Town of Naples

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| a | 2026-2632 | 140-2026 (Exempt) Area Variance for a proposed tear-down / re-build of a single-family residence and attached garage - at 8605 State Route 21. The area variance is for a 46.7 ft. stream setback when code requires a minimum of 100 ft. "from the top of the bank of the watercourse to the closest point of the structure being proposed." |
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Municipality:	Town of Naples
Referring Board:	Zoning Board of Appeals
Application Type:	Area Variance
Class:	Exempt
Property Tax ID:	204.05-3-5.000
Property Address:	8605 State Route 21

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| b | 2026-2633 | 141-2026 (Class 1) Area Variances (2) for a proposed 768 SF accessory structure (pole barn) – at 8695 State Route 21. Area variances are for: (1) a 18 ft. stream setback when code requires a minimum of 100 ft. “from the top of the bank of the watercourse to the closest point of the structure being proposed,” and (2) a rear (south) setback of 23 ft. when a minimum of 50 ft. is required. |
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Municipality:	Town of Naples
Referring Board:	Zoning Board of Appeals
Application Type:	Area Variance
Class:	Class 1
Property Tax ID:	203.12-1-22.000
Property Address:	8695 State Route 21

11. Town of Victor

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| a | 2026-2438 | 142-2026 (Class 1) Area Variances (2) for the construction of a healthcare education building (Building 8) as a part of the Trailside Development Project - at 7796 State Route |
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251 (Victor Mendon Road). The area variances are for: (1) to allow for a four-story building when no greater than two-stories are permitted, and (2) a building height of 56 ft. when no greater than 35 ft. is permitted.

Municipality: Town of Victor
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Class 1
Property Tax ID: 15.01-1-7.100
Property Address: 7796 State Route 251

- b 2026- **143-2026 (Class 1)** Area Variances (2) for the placement of a 136 SF chicken coop - at
2594 7459 State Route 251 (Victor Mendon Road). The area variances are for side setbacks
(east and west) of 58 ft. for both, when a minimum of 100 ft. is required.

Municipality: Town of Victor
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Class 1
Property Tax ID: 15.00-1-4.000
Property Address: 7459 State Route 251

12. Town of West Bloomfield

- a 2026- **144-2026 (Class 2)** Local Law repealing Local Law 4 of 2019 entitled "Solar Energy
2647 Local Law" and replacing it with a new Town Code Chapter 140-96.1 entitled "Solar
Energy Systems".

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

13. Village of Bloomfield

- a 2026- **145-2026 (Class 1)** Preliminary Site Plan for the construction of a new 1-story 24,000 SF
2646 (24-unit) apartment building, a 1,550 SF connector building (to existing building), and
parking lot reconfiguration – at 21 Bennett Avenue.

Municipality: Village of Bloomfield
Referring Board: Planning Board
Application Type: Site Plan
Class: Class 1
Property Tax ID: 68.17-1-26.100
Property Address: 21 Bennett Avenue

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- b 2026- **146-2026 (Class 1)** Area Variances (3) for a proposed attached two-car garage and front
2636 porch addition – at 51 East Main Street. The area variances are for: (1) a front yard
setback of 32 ft. when a minimum of 40 ft. is required, (2) a 12.8 ft. (west) and a 13.75 ft.
(east) side setback when a minimum of 20 ft. is required.

Municipality: Village of Bloomfield
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Class 1
Property Tax ID: 68.13-1-34.200
Property Address: 51 East Main Street

14. Village of Manchester

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- a 2026- **147-2026 (Class 1)** Site Plan for the tear-down of the existing buildings on the property,
2625 and to build a 3,200 SF single-story public library building and associated improvements
- at 89 South Main Street.

Municipality: Village of Manchester
Referring Board: Planning Board
Application Type: Site Plan
Class: Class 1
Property Tax ID: 32.18-1-30.000
Property Address: 89 South Main Street

15. Upcoming Trainings:

- a To be updated Monday, August 31. See the County Planning Board Training Opportunities link for
currently available trainings: <https://www.ontariocountyny.gov/192/Training>

16. Adjournment:

- a Meeting motion to adjourn.