

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

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- 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 (Class 1)** Area Variance(s) for a proposed accessory structure (garage) — at 4470 State Route 64. The area variances are for (1) a proposed front setback of X ft. (TBD) when a minimum of 75 ft. is required, and (2) a rear setback of X ft. (TBD) when a minimum of 20 ft. is required. More detail needed.

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 an 8,400 SF building addition (Garber Randell 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 / WITHDRAWN) 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 / WITHDRAWN Property Tax ID: 84.00-1-1.112 Property Address: 4621 County Road 4
1	2026-2654	132.1-2026 (Class 1 / WITHDRAWN) 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 / WITHDRAWN Property Tax ID: 84.00-1-1.112 Property Address: 4621 County Road 4
2	2026-2655	132.2-2026 (Exempt) Subdivision of a 14.8-acre parcel into two lots (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
f	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 Farmington

a	2026-2694	148-2026 (Exempt / LATE REFERRAL) Preliminary Site Plan approval for the construction of a single-family home at 0000 Cline Road.
		Municipality: Town of Farmington Referring Board: Planning Board Application Type: Site Plan Class: Exempt / LATE REFERRAL Property Tax ID: 8.00-1-65.110 Property Address: 0000 Cline Road
b	2026-2695	149-2026 (Exempt / LATE REFERRAL) Area Variance for a 6 ft. north (side) yard fence when no greater than 4 ft. is permitted — at 1426 Tudor Way.
		Municipality: Town of Farmington Referring Board: Zoning Board of Appeals Application Type: Area Variance Class: Exempt / LATE REFERRAL Property Tax ID: 29.18-2-6.000 Property Address: 1426 Tudor Way

8. 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- **137-2026 (Class 1 / WITHDRAWN)** Site Plan Amendment for a proposed (PUD)
2649 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 / WITHDRAWN
Property Tax ID: 104.00-1-4.210
Property Address: 3615 County Road 6

9. Town of Gorham

- a 2026- **138-2026 (Exempt)** Site Plan to construct a single-family residence at 4588 State Route
2592 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

10. Town of Hopewell

- a 2026- **139-2026 (Class 1)** Special Use Permit to operate a used car dealership at 2442 State
2611 Route 21.

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

11. Town of Naples

- a 2026- **140-2026 (Exempt)** Area variance for a proposed tear-down / rebuild of a single-family
2632 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."

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.

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

12. Town of Richmond

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- a 2026-2711 **150-2026 (Exempt / LATE REFERRAL)** Subdivision of a 35.6-acre parcel into two lots (Lot 1: 5-acres, Lot 2: 30.6-acres) — at 9133 State Route 20A.

Municipality:	Town of Richmond
Referring Board:	Planning Board
Application Type:	Subdivision
Class:	Exempt
Property Tax ID:	135.00-2-56.110
Property Address:	9133 State Route 20A

13. 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 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

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- b 2026-2594 **143-2026 (Class 1)** Area Variances (2) for the placement of a 136 SF chicken coop at 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

- c 2026-2773 **151.0-2026 (Class 1 / LATE REFERRAL)** Area Variances (3), Special Use Permit, and Site Plan for an auto retail and mechanic shop – at 7623 State Route 96. 151.0-2026 is related to the area variances, 151.1-2026 is for the special use permit, and 151.2-2026 is for the site plan.

Municipality: Town of Victor
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Class 1 / LATE REFERRAL
Property Tax ID: 15.00-1-11.100
Property Address: 7263 State Route 96

- d 2026-2774 **151.1-2026 (Class 1 / LATE REFERRAL)** Area Variances (3), Special Use Permit, and Site Plan for an auto retail and mechanic shop – at 7623 State Route 96. 151.0-2026 is related to the area variances, 151.1-2026 is for the special use permit, and 151.2-2026 is for the site plan.

Municipality: Town of Victor
Referring Board: Planning Board
Application Type: Special Use Permit
Class: Class 1
Property Tax ID: 15.00-1-11.100
Property Address: 7263 State Route 96

- e 2026-2775 **151.2-2026 (Class 1 / LATE REFERRAL)** Area Variances (3), Special Use Permit, and Site Plan for an auto retail and mechanic shop – at 7623 State Route 96. 151.0-2026 is related to the area variances, 151.1-2026 is for the special use permit, and 151.2-2026 is for the site plan.

Municipality: Town of Victor
Referring Board: Planning Board
Application Type: Site Plan
Class: Class 1
Property Tax ID: 15.00-1-11.100
Property Address: 7263 State Route 96

14. Town of West Bloomfield

- a 2026-2647 **144-2026 (Class 2)** Local Law repealing Local Law 4 of 2019 entitled "Solar Energy 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

15. 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

- 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 12.28 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

16. Village of Manchester

- 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

17. Upcoming Trainings:

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

New York Association of Towns (NYAOT) 2026 Fall Planning & Zoning School

- [Registration Link](#)
- **Session 2: Lake George, NY** — Thursday, October 1, 2026, 8:00 AM - 12:00 PM; Fort William Henry Hotel, 48 Canada St., Lake George, NY.
- **Session 3: Fairport, NY** — **Thursday**, October 22, 2026, 8:00 AM - 12:00 PM; Woodcliff Hotel & Spa, 199 Woodcliff Dr., Fairport, NY

Monroe County Land Use Decision-Making Training Program

- [Registration Link](#)
 - *You must create a (free) account to register. Once created, the option to register will appear at the bottom of the page.
- **Location:** Monroe Community College (R. Thomas Flynn Campus Center), 1000 E Henrietta Rd., Rochester, NY
- **Complete Streets Design Training Workshop** — Wednesday, September 16, 2026, 8:30 AM - 5:00 PM
- **Fall 2026 Land Use Training Session: SEQRA and Site Plan Review** — Tuesday, September 29, 2026, 4:00 PM - 8:30 PM.

Livingston County Upcoming Trainings

- [Registration Link](#)
- **Housing 360⁰– From Policy to Practice**
 - **Location:** 1 Murray Hill Drive, Building 1 Conference Center, Mount Morris, NY
 - **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., Gymnasium, 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

MRB Group & Hancock Estabrook Municipal Bootcamp

- [Registration Link](#)
- **SESSION 8: Stormwater Management and Water Quality (Remote)** — Thursday, September 24, 2026–6:00 PM–7:00 PM
- **SESSION 9: Competitive Grant Applications (Remote)** — Thursday, October 22, 2026–6:00 PM - 7:00 PM
- **SESSION 10: The Best and Worst of 2023 (Remote)** — Thursday, December 17, 2026–6:00 PM–7:00 PM

Deploying Safe Lithium-ion Energy Storage

- Hosted by the NYS Inter-agency Fire Safety Working Group.
- [View Presentation Slides \(PDF\)](#)

New York Department of State (NYDOS)

- [YouTube Training Channel](#)
- [Training & Assistance Page](#)
- [Recorded Webinars Portal](#)
- *Note: Send an email/screenshot of completed training sessions to the County Planning Department for credit.*

New York Conference of Mayors (NYCOM)

- Trainings are free for member Villages/Cities. [Webinar Library.](#)

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

- Trainings are free for member municipalities; contact 518-512-5270 or email nypf@nypf.org to confirm membership or pay as a non-member.

18. Upcoming Meetings and Important Dates

- a The next associated Ontario County Planning Board meeting will be on September 9, 2026, at 74 Ontario St. Room 218 (Sessions Room), Canandaigua, NY at 7:00 PM. The next Coordinated Review Committee will be on October 13, 2026, at 20 Ontario St., 2nd Floor, Room 229 at 3:30 PM.

19. Adjournment:

- a Meeting motion to adjourn.