

# ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the:  
Coordinated Review Committee Meeting - Tuesday, September 10, 2024, at 3:30 pm at  
20 Ontario St., Room 229, Canandaigua, NY

Ontario County Planning Board  
Tuesday, November 12, 2024, Time: 3:30 PM  
74 Ontario Street, Room 218, Canandaigua, NY 14424

## 1. Call To Order:

- a. - Other - Paul Passavant - Meeting - Call to order

## 2. Roll Call:

- a. - Other - Roll Call

## 3. New Business:

## 4. City Of Canandaigua

## 5. City Geneva

## 6. Town Of Bristol

## 7. Town Of Canadice

## 8. Town Of Canandaigua

- a. 2024-2828 **205-2024** Technical Review of a sketch plan and lot line adjustment for a proposed Hyundai dealership consisting of a building (approximately 22,700 SF) and two parking lots – at 2440 and 2400-2404 SR332, on the southwest corner of the SR332/Airport Rd. intersection in the Town of Canandaigua.

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|-------------------------------------|---|
| <b>Municipality:</b>                | Town of Canandaigua                       |
| <b>Referring Board:</b>             | Planning Board                            |
| <b>Applicant:</b>                   | Kaitlin Forbes - Complete Cities Planning |
| <b>Application Type:</b>            | Technical Review                          |
| <b>Class:</b>                       | Technical Review                          |
| <b>Property Address and Tax ID:</b> | 70.00-1-9.100 and 70.00-66.121            |

- 2024-2829 **206.0-2024** Area Variances (4) for the construction of a 324 SF accessory structure (deck) to the rear of the house – at 3470 Sandy Beach Dr in the Town of Canandaigua. Area Variance(s) include: (1) a second accessory structure over 100 SF.

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|--------------------------|-------------------------|
| <b>Municipality:</b>     | Town of Canandaigua     |
| <b>Referring Board:</b>  | Zoning Board of Appeals |
| <b>Applicant:</b>        | Kevin Farrell           |
| <b>Application Type:</b> | Area Variance           |
| <b>Class:</b>            | Class 1                 |

2024- 206.1-2024 Area Variances (4) for the construction of a 324 SF accessory structure  
2957 (deck) to the rear of the house – at 3470 Sandy Beach Dr in the Town of Canandaigua. Area Variance(s) include: (2) a 3.3 ft. south side setback when a minimum of 10 ft. is required, (3) a lot coverage of 30.6% when a maximum of 30% is allowed, and (4) a mean high-water elevation setback (from Canandaigua Lake) of 23 ft. when a minimum of 25 ft. is required.

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**Municipality:** Town of Canandaigua  
**Referring Board:** Zoning Board of Appeals  
**Applicant:** Kevin Farrell  
**Application Type:** Area Variance  
**Class:** AR2

2024- 207.0-2024 Area Variances (6) and Site Plan for the tear-down/re-build of an existing  
2830 single-family home – at 3518 Sandy Beach Dr. in the Town of Canandaigua. Proposed Area Variances include: (1) a front setback of 18.3 ft. when a minimum of 55 ft. is required, (2) a building coverage of 30.8% when a maximum of 20% is allowed, and (3) a building height of 28.4 ft. when a maximum of 25 ft. is allowed.

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**Municipality:** Town of Canandaigua  
**Referring Board:** Zoning Board of Appeals  
**Applicant:** Anthony Venezia, Venezia Assoc  
**Application Type:** Area Variance  
**Class:** Class 1

2024- 207.1-2024 Area Variances (6) and Site Plan for the tear-down/re-build of an existing  
2958 single-family home – at 3518 Sandy Beach Dr. in the Town of Canandaigua. Proposed Area Variances include: (4) A south side setback of 1.2 ft. when a minimum of 10 ft. is required, (5) a rear (lake) setback of 29.9 ft. when a minimum of 30 ft. is required, (6) a lot coverage of 35.1% when a maximum of 30% is allowed.

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**Municipality:** Town of Canandaigua  
**Referring Board:** Zoning Board of Appeals  
**Applicant:** Anthony Venezia, Venezia Assoc  
**Application Type:** Area Variance  
**Class:** AR2

2024- 207.2-2024 Area Variances (6) and Site Plan for the tear-down/re-build of an existing  
2831 single-family home – at 3518 Sandy Beach Dr. in the Town of Canandaigua. Proposed Area Variances include: (1) a front setback of 18.3 ft. when a minimum of 55 ft. is required, (2) a building coverage of 30.8% when a maximum of 20% is allowed, (3) a building height of 28.4 ft. when a maximum of 25 ft. is allowed,(4) A south side setback of 1.2 ft. when a minimum of 10 ft. is required, (5) a rear (lake) setback of 29.9 ft. when a minimum of 30 ft. is required, and (6) a lot coverage of 35.1% when a maximum of 30% is allowed.

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**Municipality:** Town of Canandaigua  
**Referring Board:** Planning Board  
**Applicant:** Anthony Venezia, Venezia Assoc  
**Application Type:** Site Plan

|           |                          |   |
|-----------|--------------------------|---|
|           | <b>Class:</b>            | Exempt  |
| 2024-2832 | <b>208.0-2024</b>        | Special Use Permit and Site Plan to construct and operate a 120 ft. (w/ 4 ft. lightning rod) ACL Wireless telecommunications tower facility and associated improvements – at a parcel located on the east side of CR8 (TM#: 56.00-2-33.312) in the Town of Canandaigua. |
|           | <b>Municipality:</b>     | Town of Canandaigua   |
|           | <b>Referring Board:</b>  | Planning Board  |
|           | <b>Applicant:</b>        | Jared Lusk; Nixon Peabody, LLP  |
|           | <b>Application Type:</b> | Special Use Permit  |
|           | <b>Class:</b>            | Class 1   |
| 2024-2833 | <b>208.1-2024</b>        | Special Use Permit and Site Plan to construct and operate a 120 ft. (w/ 4 ft. lightning rod) ACL Wireless telecommunications tower facility and associated improvements – at a parcel located on the east side of CR8 (TM#: 56.00-2-33.312) in the Town of Canandaigua. |
|           | <b>Municipality:</b>     | Town of Canandaigua   |
|           | <b>Referring Board:</b>  | Planning Board  |
|           | <b>Applicant:</b>        | Jared Lusk, Nixon Peabody LLP   |
|           | <b>Application Type:</b> | Site Plan   |
|           | <b>Class:</b>            | Class 1   |
| 2024-2834 | <b>209-2024</b>          | Site Plan for the expansion of an outdoor vehicle storage area at an existing storage facility (McAlpin Self-Storage) – at 3130 CR10 in the Town of Canandaigua.  |
|           | <b>Municipality:</b>     | Town of Canandaigua   |
|           | <b>Referring Board:</b>  | Planning Board  |
|           | <b>Applicant:</b>        | William Grove   |
|           | <b>Application Type:</b> | Site Plan   |
|           | <b>Class:</b>            | Class 1   |
| 2024-2835 | <b>210-2024</b>          | Site Plan to construct a new single-family residence – on a parcel (TM#: 69.00-1-38.111) on the west side of Cooley Rd. in the Town of Canandaigua.   |
|           | <b>Municipality:</b>     | Town of Canandaigua   |
|           | <b>Referring Board:</b>  | Planning Board  |
|           | <b>Applicant:</b>        | Logan Rockcastle, Marks Engineering   |
|           | <b>Application Type:</b> | Site Plan   |
|           | <b>Class:</b>            | Exempt  |
| 2024-2908 | <b>211-2024</b>          | Subdivision of a 30.8-acre parent parcel into 3 lots (Lot 1 – 11.0-acres, Lot 2 – 9.9-acres, Lot 3 – 10.0-acres) – at 5705 Goodale Rd. in the Town of Canandaigua.  |
|           | <b>Municipality:</b>     | Town of Canandaigua   |
|           | <b>Referring Board:</b>  | Planning Board  |
|           | <b>Applicant:</b>        | David Kent, William Kent Inc  |
|           | <b>Application Type:</b> | Subdivision   |
|           | <b>Class:</b>            | Exempt  |

2024-2909 **212-2024** Local Law to change the required minimum square footage for dwelling units in the Town of Canandaigua. Options include either: (1) eliminating the minimum size requirement altogether or (2) reducing the minimum size requirement to 720 SF.

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**Municipality:** Town of Canandaigua  
**Referring Board:** Town Board  
**Applicant:** Town Of Canandaigua  
**Application Type:** Text Amendment  
**Class:** Class 2

**9. Town Of East Bloomfield**

**10. Town Of Farmington**

a. 2024-2940 **213-2024** Subdivision of a 14.3-acre parent parcel into six lots (Lot 1: 2.1-acres, Lot 2: 1.2-acres, Lot 3: 1.4-acres, Lot 4: 0.9-acres, Lot 5: 2.5-acres, Remaining Lands – Lot 6: 6.3-acres) – on a parcel (TM#: 29.00-2-12.100) southwest of the Collett Rd/CR8 intersection in the Town of Farmington.

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**Municipality:** Town of Farmington  
**Referring Board:** Planning Board  
**Applicant:** Jeff Shear - Shear Homes  
**Application Type:** Subdivision  
**Class:** Class 1  
**Property Address and Tax ID:** 29.00-2-12.100

**11. Town Of Geneva**

a. 2024-2941 **214-2024** Area Variance for an attached deck to have a rear (lake) setback of 12 ft. when a minimum of 25 ft. is required – at 4827 Henson Dr. in the Town of Geneva.

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**Municipality:** Town of Geneva  
**Referring Board:** Zoning Board of Appeals  
**Applicant:** Christopher & Sharon Arthur  
**Application Type:** Area Variance  
**Class:** Exempt  
**Property Address and Tax ID:** 147.16-1-24.00 - 4827 Henson Dr, Genrva 14456

b. 2024-2942 **215-2024** Site Plan to remove existing buildings to construct a 4,500 SF convenience store with fueling island at 803 CR4, 000 CR4, and 510 CR6 - located on the southwest corner of the CR4/CR6 intersection in the Town of Geneva.

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**Municipality:** Town of Geneva  
**Referring Board:** Planning Board  
**Applicant:** Dandy Mini- Marts Inc.  
**Application Type:** Site Plan  
**Class:** Class 1

**Property Address and Tax ID:** 90.03-1-17.000, 90.03-1-14.000, 90.03-1-15.000 - 803 CR 4 and 510 CR 6, Geneva, NY 14456

**12. Town Of Gorham**

- a. 2024-2914 **216.0-2024** Area Variance (front setback of 26 ft. when a minimum of 50 ft. is required) and Site Plan for the construction of a new attached garage and three season room - at 4773 CR11 in the Town of Gorham.

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**Municipality:** Town of Gorham  
**Referring Board:** Zoning Board of Appeals  
**Applicant:** Daniel and Judith Novak  
**Application Type:** Area Variance  
**Class:** Class 1

- 1 2024-2959 **216.1-2024** Area Variance (front setback of 26 ft. when a minimum of 50 ft. is required) and Site Plan for the construction of a new attached garage and three season room - at 4773 CR11 in the Town of Gorham.

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**Municipality:** Town of Gorham  
**Referring Board:** Planning Board  
**Applicant:** Daniel and Judith Novak  
**Application Type:** Site Plan  
**Class:** Exempt

**13. Town Of Hopewell**

- a. 2024-2945 **217-2024** Special Use Permit to keep small animals (chicken coop) in a non-agricultural zoning district - at 2101 SR21 in the Town of Farmington.

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**Municipality:** Town of Hopewell  
**Referring Board:** Planning Board  
**Applicant:** Kelly Biery  
**Application Type:** Special Use Permit  
**Class:** Class 1  
**Property Address and Tax ID:** 58.00-1-34.200

- b. 2024-2946 **218.0-2024** Site Plan and Special Use Permit to construct new 5,760 SF building (with gravel parking) to operate as a contractor's yard - at 4125 SR5&20 in the Town of Farmington.

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**Municipality:** Town of Hopewell  
**Referring Board:** Planning Board  
**Applicant:** NACL Properties, LLC  
**Application Type:** Site Plan  
**Class:** Class 1  
**Property Address and Tax ID:** 99.00-1-26.000



|            |   |                           |
|------------|---|---------------------------|
|            | <b>Application Type:</b>  | Text Amendment            |
|            | <b>Class:</b>   | Class 2                   |
| 2024-2911  | <b>221.0-2024</b> Zoning Law (adding definitions and regulations) and Zoning Map update – Town of Seneca.   |                           |
| <hr/>      |   |                           |
|            | <b>Municipality:</b>  | Town of Seneca            |
|            | <b>Referring Board:</b>   | Town Board                |
|            | <b>Applicant:</b>   | Town of Seneca Town Board |
|            | <b>Application Type:</b>  | Text Amendment            |
|            | <b>Class:</b>   | Class 2                   |
| 2024-2912  | <b>221.1-2024</b> Zoning Law (adding definitions and regulations) and Zoning Map update – Town of Seneca.   |                           |
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|            | <b>Municipality:</b>  | Town of Seneca            |
|            | <b>Referring Board:</b>   | Town Board                |
|            | <b>Applicant:</b>   | Town of Seneca Town Board |
|            | <b>Application Type:</b>  | Map Amendment             |
|            | <b>Class:</b>   | Class 2                   |
| <b>19.</b> | <b>Town Of South Bristol</b>  |                           |
| <b>20.</b> | <b>Town Of Victor</b>   |                           |
| 2024-2792  | <b>202-2024</b> Area Variance to construct a 240 SF accessory structure (pergola) forward of the frontline of the principal building – south of SR96 at Phoenix Mills Plaza in the Town of Victor.  |                           |
| <hr/>      |   |                           |
|            | <b>Municipality:</b>  | Town of Victor            |
|            | <b>Referring Board:</b>   | Zoning Board of Appeals   |
|            | <b>Applicant:</b>   | Hendler & Associates, LLC |
|            | <b>Application Type:</b>  | Area Variance             |
|            | <b>Class:</b>   | Class 1                   |
| 2024-2793  | <b>203.0-2024</b> Area Variance and Site Plan for the construction of a 17,000 SF addition on the western side of an existing commercial building - at 51 Victor Heights Pkwy, on the northwest corner of the Victor Heights/SR251 intersection in the Town of Victor. The area variance is for a setback of 65.6 ft. (when 100 ft. is required) between an industrial structure and the boundary line of a residential district. |                           |
| <hr/>      |   |                           |
|            | <b>Municipality:</b>  | Town of Victor            |
|            | <b>Referring Board:</b>   | Zoning Board of Appeals   |
|            | <b>Applicant:</b>   | Postler & Jaeckle         |
|            | <b>Application Type:</b>  | Area Variance             |
|            | <b>Class:</b>   | Class 1                   |
| 2024-2794  | <b>203.1-2024</b> Area Variance and Site Plan for the construction of a 17,000 SF addition on the western side of an existing commercial building - at 51 Victor Heights Pkwy, on the northwest corner of the Victor Heights/SR251 intersection in the Town of  |                           |

Victor. The area variance is for a setback of 65.6 ft. (when 100 ft. is required) between an industrial structure and the boundary line of a residential district.

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**Municipality:** Town of Victor  
**Referring Board:** Planning Board  
**Applicant:** Marathon Engineering  
**Application Type:** Site Plan  
**Class:** Class 1

2024-2795 **204.0-2024** Area Variance and Site Plan for 2,400 SF of building additions and site improvements – at 634 Rowley Rd. in the Town of Victor. The Area Variance is for a 73 ft. front setback when a minimum of 80 ft. is required.

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**Municipality:** Town of Victor  
**Referring Board:** Zoning Board of Appeals  
**Applicant:** Storybrook Farms, LLC  
**Application Type:** Area Variance  
**Class:** Class 1

2024-2796 **204.1-2024** Area Variance and Site Plan for 2,400 SF of building additions and site improvements – at 634 Rowley Rd. in the Town of Victor. The Area Variance is for a 73 ft. front setback when a minimum of 80 ft. is required.

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**Municipality:** Town of Victor  
**Referring Board:** Planning Board  
**Applicant:** BME Associates  
**Application Type:** Site Plan  
**Class:** Class 1

- 21. **Town Of West Bloomfield**
- 22. **Village Of Bloomfield**
- 23. **Village Of Clifton Springs**
- 24. **Village Of Manchester**
- 25. **Village Of Naples**
- 26. **Village Of Rushville**
- 27. **Village Of Phelps**
- 28. **Village Of Shortsville**
- 29. **Village Of Victor**