

Ontario County Planning Board

Referrals for Review

oct 2024

Referral No / Tax Map No	Municipality	Referring Board	Applicant	Application Type - Class
181-2024	Town of Victor	Zoning Board of Appeals	Kubiak, Elizabeth	Area Variance - Exempt
16.00-1-58.100	Area Variance for the installation of four (4) fenced pasture areas consisting of 8' high wire fencing (when a no greater than 6 ft. is allowed) – at 6505 Gillis Rd. in the Town of Victor.			
182-2024	Town of Geneva	Town Board	Town of Geneva, Town Board	Text Amendment - 2
n/a	Local Law to amend Section 165-45A (Area Requirements) of Article V (Planned Unit Development) of the Zoning Code of the Town of Geneva - lowering the PUD minimum area requirement from five (5) to three (3) contiguous acres.			
183-2024	Town of Victor	Town Board	Town of Victor, Town Board	Text Amendment - 2
n/a	Local Law imposing a six-month moratorium on the review, approval, permitting, and construction of large-scale solar energy systems in the Town of Victor.			
184.0-2024	Town of Phelps	Zoning Board of Appeals	CTEC Solar, LLC	Area Variance - 1
63.00-3-20.130; 63.00-3-20.111	Site Plan and Area Variance (impervious internal roadway when roadways within the site shall not be constructed of impervious materials) for the construction of a 3.4-megawatt (MW) solar energy system – at 120 and 138 Cross Rd., just north of the Cross Rd. / Welch Rd. intersection, in the Town of Phelps.			
184.1-2024	Town of Phelps	Planning Board	CTEC Solar, LLC	Site Plan - 1
63.00-3-20.130; 63.00-3-20.111	Site Plan and Area Variance (impervious internal roadway when roadways within the site shall not be constructed of impervious materials) for the construction of a 3.4-megawatt (MW) solar energy system – at 120 and 138 Cross Rd., just north of the Cross Rd. / Welch Rd. intersection, in the Town of Phelps.			
185.0-2024	Town of Canandaigua	Town Board	Marathon Engineering,	Map Amendment - 2

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70.00-1-65.100; 70.00-1-18.117; 70.00-1-18.115; 70.00-1-18.114	Subdivision and Map Amendment to rezone four (4) parcels totaling 100-acres (east of Firehouse Rd.) to the Incentive Zoning District, in the Town of Canandaigua. Future development includes for-sale townhomes (90 units), single-family housing (230 units), for-rent apartments (220 units), and as mixed-use retail/residential building (90 units and 5,000 SF of commercial/retail space).			
185.1-2024	Town of Canandaigua	Planning Board	Marathon Engineering,	Major Subdivision - 1
70.00-1-65.100; 70.00-1-18.117; 70.00-1-18.115; 70.00-1-18.114	Subdivision and Map Amendment to rezone four (4) parcels totaling 100-acres (east of Firehouse Rd.) to the Incentive Zoning District, in the Town of Canandaigua. Future development includes for-sale townhomes (90 units), single-family housing (230 units), for-rent apartments (220 units), and as mixed-use retail/residential building (90 units and 5,000 SF of commercial/retail space).			
186-2024	Town of Richmond	Zoning Board of Appeals	Wittreich, Michael N.	Area Variance - Exempt
126.00-1-26.230	Area Variance for a 2,560 SF pole barn (for the storage of personal vehicles) when a maximum area of 200 SF is permitted for an accessory structure – at 4425 Allens Hill Rd. in the Town of Richmond.			
187.0-2024	Town of Geneva	Town Board	Carter Road Properties, Jeff Cook	Map Amendment - 2
90.00-2-60.121; 90.00-2-73.112; 90.00-2-75.000	Site Plan, Subdivision, and Map Amendment to rezone 65-acres from the Residential Rural Zoning District (R-2) to Planned Unit Development (PUD) - for a proposed 135-lot single-family residential subdivision for new manufactured homes located at 280 Carter Rd, immediately northwest of the Gambee Rd. intersection, in the Town of Geneva.			
187.1-2024	Town of Geneva	Planning Board	Carter Road Properties, Jeff Cook	Major Subdivision - 1
90.00-2-60.121; 90.00-2-73.112; 90.00-2-75.000	Site Plan, Subdivision, and Map Amendment to rezone 65-acres from the Residential Rural Zoning District (R-2) to Planned Unit Development (PUD) - for a proposed 135-lot single-family residential subdivision for new manufactured homes located at 280 Carter Rd, immediately northwest of the Gambee Rd. intersection, in the Town of Geneva.			
187.2-2024	Town of Geneva	Planning Board	Carter Road Properties, Jeff Cook	Site Plan - Exempt

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90.00-2-60.121; 90.00-2-73.112; 90.00-2-75.000	Site Plan, Subdivision, and Map Amendment to rezone 65-acres from the Residential Rural Zoning District (R-2) to Planned Unit Development (PUD) - for a proposed 135-lot single-family residential subdivision for new manufactured homes located at 280 Carter Rd, immediately northwest of the Gambee Rd. intersection, in the Town of Geneva.			
188-2024	Town of Canandaigua	Zoning Board of Appeals	Yost, Charles	Area Variance - AR 2
56.00-2-55.100	Area Variance to install a 30 SF wall sign on a building façade with multiple existing wall signs (when only one is permitted per building) – located at 2375 SR332, on the east side of SR332 between Aroline and Kepner Rd., in the Town of Canandaigua.			
189-2024	Town of Canandaigua	Planning Board	Brennan , Donald & Julie	Special Use Permit - Exempt
83.10-1-53.000	Special Use Permit to operate a Tourist Home (for 2-3 individuals) within an existing single-family home – at 3207 Daisy Way in the Town of Canandaigua.			
190-2024	Town of Victor	Town Board	Town of Victor, Town Board	Map Amendment - 2
15.00-2-14.210	Map Amendment to rezone 14.2-acres (of a 24.2-acre parcel) to PUD for the future construction of three (3) 18,000 SF (building footprint) four-story apartment buildings – for a total of 156 units. Subject parcel is located at 200 Victor Heights Parkway, 0.5 miles west of the SR96 / SR251 intersection in the Town of Victor.			
191.0-2024	Town of Gorham	Planning Board	Shively, Victoria	Site Plan - Exempt
141.00-1-3.222	Site Plan and Subdivision of a 37.8-acre parcel into two parcels (4.0-acres; remaining parcel of 33.8-acres), for the construction of a single-family home – located on east side of CR1, at the CR1 / Hall Rd. intersection in the Town of Gorham.			
191.1-2024	Town of Gorham	Planning Board	Shively, Victoria	Minor Subdivision - Exempt
141.00-1-3.222	Site Plan and Subdivision of a 37.8-acre parcel into two parcels (4.0-acres; remaining parcel of 33.8-acres), for the construction of a single-family home – located on east side of CR1, at the CR1 / Hall Rd. intersection in the Town of Gorham.			
192-2024	Town of East Bloomfield	Town Board	Town of East Bloomfield, Town	Map Amendment -

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			Board	2
Multiple Parcels	Local Law to amend the Town of East Bloomfield Official Zoning Map regarding the re-zoning of multiple parcels and to combine LI (Light Industrial) and GI (General Industrial) zoning districts into one - I (Industrial).			
193.0-2024	Town of East Bloomfield	Zoning Board of Appeals	Steckel, Leslie E.	Area Variance - 1
54.03-1-49.100	Area Variances (1- building footprint of 448 SF when a minimum of 500 SF is required; 2 - side setback of 26 ft. when 50 ft. is required), Special Use Permit, and Site Plan for a proposed accessory dwelling unit – at 6985 Boughton Rd., on the southeast corner of Boughton Rd. and SR444, in the Town of East Bloomfield.			
193.1-2024	Town of East Bloomfield	Planning Board	Steckel, Leslie E.	Special Use Permit - 1
54.03-1-49.100	Area Variances (1- building footprint of 448 SF when a minimum of 500 SF is required; 2 - side setback of 26 ft. when 50 ft. is required), Special Use Permit, and Site Plan for a proposed accessory dwelling unit – at 6985 Boughton Rd., on the southeast corner of Boughton Rd. and SR444, in the Town of East Bloomfield.			
193.2-2024	Town of East Bloomfield	Planning Board	Steckel, Leslie E.	Site Plan - Exempt
54.03-1-49.100	Area Variances (1- building footprint of 448 SF when a minimum of 500 SF is required; 2 - side setback of 26 ft. when 50 ft. is required), Special Use Permit, and Site Plan for a proposed accessory dwelling unit – at 6985 Boughton Rd., on the southeast corner of Boughton Rd. and SR444, in the Town of East Bloomfield.			
194-2024	Town of Bristol	Zoning Board of Appeals	Preston, Joseph & Annie	Use Variance - 2
124.19-1-14.120	Use Variance to convert an existing structure to a single-family dwelling (not a permitted use in the C-B (Community – Business Zoning District) – at 4432 SR64 in the Town of Bristol.			
195-2024	Town of Bristol	Zoning Board of Appeals	Battle, Todd & Kristina	Area Variance - 1
124.00-2-8.113	Area Variances (2) for the construction of a pole barn at 6330 Montanye Rd. in the Town of Bristol. Variances include: (1) A 1,536 SF accessory structure when no greater than 1000 SF is permitted for an accessory structure on a parcel without a primary structure, and (2) a height of 22.5 ft. when no greater than 18' is allowed.			
196-2024	Town of Richmond	Planning Board	Kennedy, Samantha	Minor Subdivision - AR 1

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136.17-1-22.000; 136.17-1-23.100	Lot combination of two parcels (TM#'s 136.17-1-22.000 and 136.17-1-23.100) into one, located 500 ft. southeast of the SR20A / CR33 intersection in the Town of Richmond.			
197-2024	Town of Richmond	Planning Board	Ward, Greg & Kim	Site Plan - 1
121.00-1-34.000	Site plan for an (existing) 2,880 SF storage building – at 8982 CR15, on the northwest corner of the CR15 / CR37 intersection, in the Town of Richmond.			
198-2024	Town of Victor	Planning Board	Land Tech, Keith Nickoloff	Minor Subdivision - 1
7.00-1-12.000	Preliminary Subdivision of a currently vacant 42.4-acre parcel for a proposed 8-lot single-family residential subdivision – on a parcel that lies between Blazey Rd. and CR9, in the Town of Victor.			
199-2024	Town of Victor	Planning Board	Tambe, Michael	Site Plan - 1
6.00-1-58.140	Site Plan for a proposed 2,700 SF building addition on the north side of an existing business – at 614 Fishers Run in the Town of Victor.			