

Ontario County Planning Board

Referrals for Review

july 2024

Referral No / Tax Map No	Municipality	Referring Board	Applicant	Application Type - Class
135-2024	Town of Bristol	Town Board	Bristol, Town of	Text Amendment - 2
n/a	Local Law to establish regulations for Short-Term Rentals (STRs) in the Town of Bristol.			
136-2024	Town of Richmond	Zoning Board of Appeals	Kostiw, Mary & Michael	Area Variance - Exempt
150.13-1-22.110	Area variance (for a front setback of 10 ft. when minimum allowed is 20 ft.) to construct a new 960 SF detached garage at 5232 Cottage Cove in the Town of Richmond.			
137-2024	Town of Naples	Town Board	Naples, Town of	Text Amendment - 2
207.00-1-9.220; 207.00-1-9.240	Local Law to rezone approximately 12-acres on the north side of Edson Road (TM#'s 207.00-1-9.220 and 207.00-1-9.240) from the Industrial (I-1) Zoning District to the Agricultural Conservation (Ag) Zoning District in the Town of Naples.			
138-2024	Town of Geneva	Zoning Board of Appeals	Holley M. Smalldone-Cragg, Michael Cragg	Area Variance - Exempt
119.15-1-26.000	Area variance for the expansion of an existing attached garage with a proposed 6 ft. side setback (8 ft. existing) when a minimum of 12.5 ft. is required. Project is located at 508 White Springs Rd. in the Town of Geneva.			
139-2024	Town of Geneva	Town Board	STAR GENEVA,	Text Amendment - 2
103.00-3-45.200	Text amendment to repeal conditions (9 and 11) contained in Local Law 4 of 2020, for a parcel zoned PUD (Planned Unit Development), and to adopt new conditions (9 and 11) in their places. Subject Parcel is located at 3635 Berry Fields Rd. in the Town of Geneva.			
140.0-2024	Town of Canandaigua	Zoning Board of Appeals	Mulka, Jim	Area Variance - 1
56.00-2-25.211; 56.00-	Site Plan and multiple Area Variances (6) for the installation of a 28,812 SF parking lot. Project also includes a lot line adjustment to merge the vacant 2.6-acre subject parcel (TM# 56.00-2-			

Referral No / Tax Map No	Municipality	Referring Board	Applicant	Application Type - Class
2-25.310	25.310) with the adjacent 3.9-acre parcel to the south (2311 State Route 332). Project is located at the southeast corner of SR332 and Emerson Rd. in the Town of Canandaigua.			
140.1-2024	Town of Canandaigua	Planning Board	Mulka, Jim	Site Plan - 1
56.00-2-25.211; 56.00-2-25.310	Site Plan and multiple Area Variances (6) for the installation of a 28,812 SF parking lot. Project also includes a lot line adjustment to merge the vacant 2.6-acre subject parcel (TM# 56.00-2-25.310) with the adjacent 3.9-acre parcel to the south (2311 State Route 332). Project is located at the southeast corner of SR332 and Emerson Rd. in the Town of Canandaigua.			
141-2024	Town of Canandaigua	Planning Board	Baker, Matt	Minor Subdivision - Exempt
112.02-1-95.000	Subdivision of a 2.69-acre parent parcel into two lots (Lot 1 – 1.53-acres; Lot 2 – 1.16-acres) at 5140 Wyffels Rd. in the Town of Canandaigua.			
142-2024	Town of Canandaigua	Zoning Board of Appeals	Driskell, Melissa	Area Variance - AR 2
70.06-1-62.111	Area Variance to update an existing (third) building-mounted commercial speech sign when only one is allowed. Project is located at 5375 Thomas Rd., on the southwest corner of the SR332 / Thomas Rd. intersection, in the Town of Canandaigua.			
143-2024	Town of Canandaigua	Zoning Board of Appeals	Driskell, Melissa	Area Variance - AR 2
70.06-1-63.110	Area Variance to update an existing (third) building-mounted commercial speech sign when only one is allowed. Project is located at 2350 Thomas Rd. in the Town of Canandaigua.			
144.0-2024	Town of Farmington	Planning Board	1816 Quaker House Musuem @ 230 Sheldon Rd.,	Special Use Permit - 1
9.00-1-7.120	Site Plan and Special Use Permit to operate a public building in the A-80 (Agricultural) District – the 1816 Quaker Meeting House Museum located at 230 Sheldon Rd. in the Town of Farmington. Proposed work includes improvements to parking / site access and building renovations.			
144.1-2024	Town of Farmington	Planning Board	1816 Quaker House Musuem @ 230 Sheldon Rd.,	Site Plan - 1
9.00-1-7.120	Site Plan and Special Use Permit to operate a public building in the A-80 (Agricultural) District – the 1816 Quaker Meeting House Museum located at 230 Sheldon Rd. in the Town of Farmington. Proposed work includes improvements to parking / site access and building renovations.			

Referral No / Tax Map No	Municipality	Referring Board	Applicant	Application Type - Class
145-2024	Town of Bristol	Zoning Board of Appeals	Bristol, Town of	Area Variance - 1
136.00-3-14.000	Area variance to create a non-conforming lot (Lot 2) of 1.28-acres when the minimum lot size required is 2-acres at 8179 Turkey Hollow in the Town of Bristol (driveway access comes from the T. Richmond). Parent Parcel is 3.29-acres – Proposed Lot 1 is 1.28-acres and Proposed Lot 2 is 2.01-acres.			
146-2024	Town of Richmond	Planning Board	Carrier, Mitchell J.	Minor Subdivision - Exempt
149.00-1-83.110; 149.00-1-92.200	Subdivisions of land between 9020 and 9040 Howcroft Rd. in the Town of Richmond.			
147-2024	Town of Richmond	Planning Board	Bryce Griffen, Matthew Gillette	Minor Subdivision - Exempt
148.00-1-57.112; 148.00-1-59.210	Subdivisions of Land to trade a portion of the adjacent property to the east (TM#: 148.00-1-57.112) that lies on the opposite side of the gorge with the existing residential property to the west (5005 Canadice Lake Rd.; TM# 148.00-1-59.210) in the Town of Richmond.			
148-2024	Town of Richmond	Planning Board	Simmons, Robert	Site Plan - Exempt
135.14-1-16.000	Site Plan to use the lower level of the building as a Restaurant (Valley Inn) at 8970 Main Street in the Town of Richmond.			
149-2024	Town of Canandaigua	Town Board	Reynolds, Sarah	Text Amendment - 2
n/a	Text Amendment to Town Code Chapters §1-17, §220-14(B)(8), §220-18(C)(7), and §220-58 to clarify regulations surrounding the use of farm labor housing in the Town of Canandaigua.			
150-2024	Town of Gorham	Zoning Board of Appeals	Rischpater, Matthew	Area Variance - AR 2
127.11-1-37.000	Area variances (7 total: Lake setback, North/South side setbacks; lot area, lot width, lake frontage width less than minimum required, lot coverage greater than maximum allowed) for the tear-down / re-build of an existing home and garage at 4244 SR364, just west of the Kipp Rd. / SR364 intersection, in the Town of Gorham.			

Referral No / Tax Map No	Municipality	Referring Board	Applicant	Application Type - Class
151.0-2024	Town of East Bloomfield	Zoning Board of Appeals	Archer, Lydia	Area Variance - 1
80.00-1-71.000	Site Plan, Special Use Permit, and Area Variance (Lot is 1.19-acres when a minimum of 2-acres is required) for a proposed tourist home / bed-and-breakfast in an existing home at 3026 CR40 in the Town of East Bloomfield.			
151.1-2024	Town of East Bloomfield	Planning Board	Archer, Lydia	Special Use Permit - 1
80.00-1-71.000	Site Plan, Special Use Permit, and Area Variance (Lot is 1.19-acres when a minimum of 2-acres is required) for a proposed tourist home / bed-and-breakfast in an existing home at 3026 CR40 in the Town of East Bloomfield.			
151.2-2024	Town of East Bloomfield	Planning Board	Archer, Lydia	Site Plan - Exempt
80.00-1-71.000	Site Plan, Special Use Permit, and Area Variance (Lot is 1.19-acres when a minimum of 2-acres is required) for a proposed tourist home / bed-and-breakfast in an existing home at 3026 CR40 in the Town of East Bloomfield.			
152-2024	Town of Seneca	Zoning Board of Appeals	Airth, Aaron	Area Variance - 1
102.00-1-40.110; 102.00-1-40.130	Area Variance(s) to construct a RNG (Renewable Natural Gas) Manufacturing Facility with associated improvements (grading, drainage, utilities), located on the northeast side of the Seneca Castle Rd. / SR5&20 intersection in the Town of Seneca. Area Variances are for: (1) a building footprint of 91,000 SF when the maximum allowed is 10,000 SF, and (2) a structure height of 75 ft. when a maximum of 35 ft. is allowed.			