

**ONTARIO COUNTY PLANNING BOARD**

Referrals for Review at the: **Coordinated Review Committee Meeting –Tuesday October 10, 2023, at 3:30pm**  
**County Planning Board Meeting –October 11, 2023 at 7:00pm 20 Ontario St., Canandaigua**

Telephone: 585-396-4455

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**CPB Participants:** Steve High, AJ Magnan, Paul Passavant, Len Wildman.

**Guests:** Austin Goodwin Passero Associates/215-2023 AR Building Co.

190-2023 Town of Victor Zoning Board of Appeals Class: *Exempt*  
 Type: *Area Variance*  
 Applicant: *James Krupka*  
 Tax Map Parcel #: 28.03-1-35.420  
 Brief Description: *Area variance for an existing 160 SF shed to have a northern side-yard setback of 5'9" when 10' is required at 6611 Bradhurst St. in the Dorchester Park subdivision in the Town of Victor.*

<https://ontariocountyny.gov/DocumentCenter/View/40342/190-2023-Aerial-Krupka-Shed>  
<https://ontariocountyny.gov/DocumentCenter/View/40345/190-2023-Survey-Krupka-Shed>  
<https://ontariocountyny.gov/DocumentCenter/View/40341/190-2023-5-Variance-Questions-Krupka-Shed>

191-2023 Town of Richmond Town Board Class: 2  
 Type: *Text Amendment*  
 Applicant: *Town of Richmond (Town Board)*  
 Brief Description: *Text Amendment for a Local Law to establish a twelve (12) month moratorium on large-scale battery energy storage system installations in the Town of Richmond.*

<https://ontariocountyny.gov/DocumentCenter/View/40348/191-2023-Local-Law-Richmond-Moratorium>

Part II of the Richmond Town Code, “General Legislation” shall be amended to add Chapter 195 entitled “Twelve Month Moratorium on Large-Scale Battery Energy Storage System Installation”. The purpose of the moratorium is to allow time for the Town to consider legislation designed to regulate and govern such installations. The Town has taken previous actions on this matter resulting in a resolution requiring a previous twelve-month moratorium on new Large-Scale Battery Energy Storage System Installations. This moratorium will provide the Town with additional time to determine whether permanent comprehensive local legislation is necessary and in the best interest of the Town. The Town Board seeks to continue studying and considering Large-Scale Battery Energy Storage System Installations and their impact on the environment.

The Town of Richmond has historically permitted Large-Scale Battery Energy Storage System Installations. A previous twelve-month moratorium on Large-Scale Battery Energy Storage System Installations was passed by resolution by the Richmond Town Board and this moratorium expires October 25, 2023. After completing review of the Town’s Large-Scale Battery Energy Storage System, the Town believes it is necessary to impose an additional twelve-month moratorium on new Large-Scale Battery Energy Storage System Installation projects while the Town considers legislation designed to regulate and govern such installations. The moratorium will provide the Town additional time to determine whether permanent comprehensive local legislation is necessary and in the best interest of the Town. The Town Board seeks to continue studying and considering Large-Scale Battery Energy Storage System Installations and their impact on the environment. The proposed moratorium will not apply to projects that have obtained previous approval for a Large-Scale Battery Energy Storage System Installation.

192- 2023                      Town of Canandaigua Zoning Board of Appeals                      Class: I  
Type: *Area Variance*

Related Referrals: *144-2023; 165-2023; 193-2023*

Applicant: *Rocco Venezia*

Property Owner: *Scott Hill*

Tax Map Parcel #: *126.12-2-4.000*

Brief Description: *Site Plan for the construction of a new 864 SF detached garage with a 640 SF driveway, and area variance for more than 2,000 SF steep slope disturbance in the Residential Lake District (RLD) at 4220 CR 16 in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/40349/192-2023-and-193-Aerial-Hill-Garage>

<https://ontariocountyny.gov/DocumentCenter/View/40354/192-2023-and-193-Site-Plan-Hill-Garage>

<https://ontariocountyny.gov/DocumentCenter/View/40356/192-2023-and-193-ZBA-App-Hill-Garage>

Parcel in question is located along the western lakeshore of Canandaigua Lake, just north of Tichenor Point. Subject 0.51-acre parcel is single-family residential (zoned in the Residential Lake District), and surrounding land uses are all either residential or vacant. Proposed project is for a site plan and area variance for the construction of a new 864 SF detached garage with a driveway area. Project was

previously referred in August, site plan has since been adjusted to reduce footprint of proposed concrete driveway. Steep slope analysis was also submitted, outlining slope in area of proposed work.

A silt fence will be placed on the bottom of the slope, just below the area of disturbance. A portion of the existing driveway is to be removed to comply with 10’ property line setback. The existing culvert that lies under the driveway entrance is to be maintained/protected. Areas of steep slope disturbed are to be stabilized with erosion control blanket or steep slope seed mix.

According to OnCor, area of construction is within steep slope area (15-25% slopes). Site plan mentions a total disturbance of 7,700 SF. From that, more than 2,000 SF steep slope area is to be disturbed (reason for area variance). Soil type is Honeoye loam (15-25% slope) – not hydric, moderately high permeability, medium erodibility, not prime farmland, and is in hydrologic group C.

**Comments**

1. How many trees are to be removed for this project? Any proposed landscaping/screening from lake and other parcels?

**OCDPW Comment**

1. If the applicant intends to connect the new garage to the sanitary sewer, plan review & approval will be necessary prior to issuance of the required lateral permit.

**August CLCSD Comment**

1. Plans are required for review and approval if the new structure will be serviced by the sanitary sewer.

193- 2023                      Town of Canandaigua Zoning Board of Appeals                      Class: *Exempt*  
 Type: *Site Plan*

Related Referrals: *144-2023; 165-2023; 192-2023*

Applicant: *Rocco Venezia*

Property Owner: *Scott Hill*

Tax Map Parcel #: *126.12-2-4.000*

Brief Description: *Site Plan for the construction of a new 864 SF detached garage with a 640 SF driveway, and area variance for more than 2,000 SF steep slope disturbance in the Residential Lake District (RLD) at 4220 CR 16 in the Town of Canandaigua.*

See information at 192-2023

194- 2023                      Town of Canandaigua Zoning Board of Appeals                      Class: *I*  
 Type: *Area Variance*

Related Referrals: 69-2021; 149-2023; 166-2023; 195-2023; 196-2023

Applicant: *Chris Snyder*

Property Owner: *John Aikey*

Tax Map Parcel #: 84.00-1-17.200

Brief Description: *Site Plan, Special Use, and multiple Area Variances (north and south side-setbacks, and west/rear-setback are all within the required 50' buffer) Permit to build 15± acre solar farm (4± MW), access road, electric utility upgrades, power inverters, and utility fencing on a 17.98-acre parcel at 2890 CR 10, south of Land of Legends Raceway, in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/40358/194-2023-and-195-196-Aerial-Aikey-Solar>

<https://ontariocountyny.gov/DocumentCenter/View/40371/194-2023-and-195-196-Site-Plan-Aikey-Solar>

This project was most recently referred to CPB in August 2023 as a site plan (149-2023) and a special use permit (166-2023). At that time it was apparent that the revised layout did not meet the 50' buffer requirements of the revised Town large scale solar regulations. The current applications requests a waiver of the 50' buffer special use permit requirement and in the event the waiver is not granted, an area variances for a 25' north side buffer, 20' south side buffer, and potential west side buffer variance. In lieu of the required buffer depth, the applicant is proposing native species screening vegetation including 3 rows along the road frontage and 1 or 2 rows along portions of the southern property boundary. .

Project materials indicate local board comments regarding minimizing wetland disturbance and providing adequate screening with native species have been addressed.

The materials provided for review continue to include a site plan dated May 2023. The following project description is from the August 2023 CPB review.

The solar farm will occupy 15.04-acres of the 17.98-acre parcel. The project will include 8,528 panels. The project will also involve the installation of a proposed 20' gravel access road that lies along the southern property boundary, electric utility upgrades, power inverters, and perimeter fencing.

According to OnCor, the site is not constrained by wetland, floodplain, or steep slope areas and is not in the agricultural district, however, the applicant's wetland determination indicates a large wetland on the properties to the north with a small portion in the NW corner of the subject property. The wetland area is proposed for tree clearing and/or grubbing, though no solar panels or related equipment will be located in this area.

Soil disturbed is predominantly Collamer Silt Loam (not hydric, moderately high permeability, very high erodibility, is an area of prime farmland, and is in hydrologic group C/D). Site Plan indicates federal wetlands are located in the northwestern (rear) portion of the parcel, and to the adjacent parcel to the north. Adjacent land uses include an auto body shop to the north, an existing large scale solar facility to the south, vacant land to the west, and residential to the east across CR 10. The project site is not in County Agricultural District #1 and is not subject to NYS Department of Agriculture and Markets farmland soil restoration guidelines referenced in the Decommissioning Plan.

The disturbed area includes approximately 15.42 acres. Plans indicate no more than 5-acres are to be disturbed at a given time. Based on the Town code standards that the entire panel area counts as lot coverage, the panel lot coverage is 5.7 acres or 32 percent. Fifty percent lot coverage is allowed. Application materials also include; a noise study, an 8-page operation and maintenance plan committing to site inspection at least annually, and a 31-page decommissioning plan. A soil sampling analysis Plan was provided and reviewed. For landscaping, the northwest portion (wetland area) is to be grubbed and cleared of trees, but stumps are to remain in place. Rain garden seed mix is to be placed on the western (rear) third of the parcel, while wildflower seed mix is to be placed in the front (roadside) two-thirds. A variety of trees (numbers on site plan vary, there seem to be over 100) are to be planted along the south property boundary and the east roadside boundary (grey dogwood, nannyberry, juniper). Submitted visuals indicate that after 5 years, the solar panels will not be visible from the road (except at the entrance) due to the growth of the trees.

#### **April 2021 Comments**

1. What is the proposed future use of the existing site buildings?
2. The site plan does not indicate location of top soil storage from access road construction.

#### **April 2021 OCSWCD Comments**

1. Would recommend the use of silt fence as opposed to filter sock for added working capacity. Silt fence should also be used around topsoil stockpiles.
2. What protections will be in place to conserve delineated wetlands?
3. Locations of topsoil stockpile.

#### **August 2023 Comments**

1. Site plan indicates that the access drive is to be located 10' from the property line. Town of Canandaigua's Town Code [Section 220-9V(4)] states, "A single-purpose driveway, providing a single point of access to a public street, serving a multifamily site, a commercial, industrial, or mixed-use site shall be 20 feet from any side property line. Driveways closer than 20 feet may be permitted, provided that they are designed as a shared driveway between two or more of these types of sites". Therefore, an area variance would be required.
2. Town Code Section 220-62.2C(2) states, "A fifty-foot buffer zone from all public roadways, property boundaries, or residential buildings, comprised of densely planted trees, shrubs, bushes and flowers,

and shall include the types of all plantings. Site plan does not adhere to this requirement. Another possible area variance required.

4. Lot coverage is increasing significantly. Any proposed stormwater management? Only thing on plans is a proposed swale along the northern edge of the access drive.

#### **August 2023 OCSWCD Comments**

1. Would recommend against the placement of solar panels within the delineated wetland area to preserve wetland, understanding that it is currently a mowed field but does still exhibit enough characteristics of a wetland to be delineated as such.
2. Sequence of construction calls out the placement of silt fence around the perimeter of delineated wetlands but is not indicated on the plans.
3. The only area of grubbing appears to be very small in the north west corner of the property. What is the plan for creating a suitable seed bed for the rain garden and wildflower mixes on the remainder of the site to avoid being outcompeted by existing grass vegetation?
4. More detail needed regarding filter strip.

#### **August 2023 CRC comments**

1. What is the lot coverage including solar panels and existing/retained on-site buildings?
2. Is any battery energy storage proposed as part of this project? Town code limits battery energy storage to 1 MW AC.
3. What is the purpose of the clearing and grubbing in the delineated wetland area?

#### **August 2023 CPB comments**

1. Is there mention of a decommissioning bond? Is the amount adjusted for inflation?
2. What is the plan after decommissioning? Will the land cover/vegetation/wetland remain intact?
3. The referring body is commended for requiring deer and drought resistant native species for screening. What is the maintenance plan for the screening vegetation? Is there a 1-3 year bond for replacement plants?

#### **October 2023 Comments**

1. The revised materials do not seem to address the need for a variance for the 10' access road setback from the southern property line.

#### **CRC Comment**

1. Was this difficulty self-created? What makes this circumstance unique to where this area variance is required for this project? Are there means other than granting an area variance to accomplish this project?



195- 2023                      Town of Canandaigua Planning Board                      Class: I  
 Type: *Special Use Permit*

Related Referrals: 69-2021; 149-2023; 166-2023; 194-2023; 196-2023

Applicant: *Chris Snyder*

Property Owner: *John Aikey*

Tax Map Parcel #: 84.00-1-17.200

Brief Description: *Site Plan, Special Use, and multiple Area Variances (north and south side-setbacks, and west/rear-setback are all within the required 50' buffer) Permit to build 15± acre solar farm (4± MW), access road, electric utility upgrades, power inverters, and utility fencing on a 17.98-acre parcel at 2890 CR 10, south of Land of Legends Raceway, in the Town of Canandaigua.*

See information at 194-2023

196- 2023                      Town of Canandaigua Planning Board                      Class: I  
 Type: *Site Plan*

Related Referrals: 69-2021; 149-2023; 166-2023; 194-2023; 195-2023

Applicant: *Chris Snyder*

Property Owner: *John Aikey*

Tax Map Parcel #: 84.00-1-17.200

Brief Description: *Site Plan, Special Use, and multiple Area Variances (north and south side-setbacks, and west/rear-setback are all within the required 50' buffer) Permit to build 15± acre solar farm (4± MW), access road, electric utility upgrades, power inverters, and utility fencing on a 17.98-acre parcel at 2890 CR 10, south of Land of Legends Raceway, in the Town of Canandaigua.*

See information at 194-2023

197- 2023                      Town of Canandaigua Zoning Board of Appeals                      Class: I  
 Type: *Area Variance*

Applicant: *Kenneth Rohr*

Tax Map Parcel #: 126.12-2-14.000

Brief Description: *Area variances for: (1) a second accessory structure and (2) an accessory structure larger than 100 SF to install a 200 SF concrete patio at the rear of the house, at 4246 CR 16 in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/40379/197-2023-Aerial-Rohr-Patio>

<https://ontariocountyny.gov/DocumentCenter/View/40380/197-2023-Sketch-Plan-Rohr-Patio>

Proposed 200 SF concrete patio proposed location is to the rear of the house. Area of disturbance is within steep slope are (16-30% gradient). Soil is Honeoye Silt Loam: not hydric, moderately high permeability, medium erodibility, not prime farmland, Hydrologic group C. Subject parcel is zoned in the residential lake district (RLD). Surrounding land uses are residential or vacant.

198- 2023                      Town of Canandaigua    Zoning Board of Appeals                      Class: *I*

Type: *Area Variance*

Related Referrals: *199-2023*

Applicant: *Khris Padlick-Field*

Property Owner: *Rebecca Pool*

Tax Map Parcel #: *125.00-1-15.000*

Brief Description: *Site Plan and Area Variance for the tear-down and rebuild of a single-family residence with a southern (side) setback of 1 ft. when 25 ft. is required, a bit North of the Cheshire Fire Department, at 4273 SR 21S in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/40383/198-2023-and-199-Aerial-Pool-Home-Rebuild>

<https://ontariocountyny.gov/DocumentCenter/View/40390/198-2023-and-199-ZBA-App-Pool-Home-Rebuild>

<https://ontariocountyny.gov/DocumentCenter/View/40388/198-2023-and-199-Sketch-Pool-Home-Rebuild>

**CRC Comment**

1. Unless the project is re-using the foundation, a proposed project that minimizes setback variance could be considered.

199- 2023                      Town of Canandaigua    Planning Board                      Class: *Exempt*

Type: *Site Plan*

Related Referrals: *198-2023*

Applicant: *Khris Padlick-Field*

Property Owner: *Rebecca Pool*

Tax Map Parcel #: *125.00-1-15.000*

Brief Description: *Site Plan and Area Variance for the tear-down and rebuild of a single-family residence with a southern (side) setback of 1 ft. when 25 ft. is required, just North of the Cheshire Fire Department, at 4273 SR 21S in*

*the Town of Canandaigua.*

See information at 198-2023
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200- 2023                      Town of Richmond    Zoning Board of Appeals                      Class: I

Type: *Area Variance*

Applicant: *Kenneth Hodgeman*

Property Owner: *same*

Tax Map Parcel #: *106.00-1-12.100*

Brief Description: *Area variances for: (1) an existing accessory structure with an area greater than 200 SF (240 SF) and (2) the accessory structure being ahead of the front yard line of the house at 4085 O'Neill Rd., just north of CR 15, in the Town of Richmond.*

<https://ontariocountyny.gov/DocumentCenter/View/40392/200-2023-Aerial-Hodgeman-Acc-Structure>

<https://ontariocountyny.gov/DocumentCenter/View/40394/200-2023-ZBA-App-Hodgeman-Acc-Structure>

<https://ontariocountyny.gov/DocumentCenter/View/40393/200-2023-Sketch-Hodgeman-Acc-Structure>

CRC Comment
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1. Accessory structure does not meet minimum requirements to be considered a dwelling and cannot be used as a short-term rental..
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201- 2023                      Town of Richmond    Zoning Board of Appeals                      Class: I

Type: *Special Use Permit*

Applicant: *Branislav Zdravkovic*

Tax Map Parcel #: *135.20-2-32.100*

Brief Description: *Special Use Permit for a two-family dwelling for an existing home at 4911 CR 36, on the corner of Mastin Dr. and CR 36, in the Town of Richmond.*

<https://ontariocountyny.gov/DocumentCenter/View/40396/201-2023-Aerial-Zdravkovic-SUP>

<https://ontariocountyny.gov/DocumentCenter/View/40398/201-2023-Survey-Zdravkovic-SUP>

The existing building is on a .4 acre site at the southeast corner of CR 36 and Mastin Drive and in the A Agricultural/Residential zoning district. A two-family use is allowed by special use permit in the A district. The building was previously used as a two-family use and has separate utilities.
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202- 2023                      Town of Richmond Zoning Board of Appeals                      Class: *Exempt*  
Type: *Area Variance*

Applicant: *Jarrold Strong*

Tax Map Parcel #: *136.17-1-26.109*

Brief Description: *Area variance to construct a new 1,344 SF single-family dwelling with a front-setback of 26.6' when 60' is required at 8518 Brookview Drive, just south of the CR 33 / SR 20A intersection, in the Town of Richmond.*

<https://ontariocountyny.gov/DocumentCenter/View/40511/202-2023-Aerial-Habitat-for-Humanity>

<https://ontariocountyny.gov/DocumentCenter/View/40400/202-2023-Survey-Habitat-for-Humanity>

<https://ontariocountyny.gov/DocumentCenter/View/40401/202-2023-ZBA-App-Habitat-for-Humanity>

**OCDPW Comment**

1. Plan submittal, review & approval will be required prior to issuance of a new sanitary permit/connection.

203- 2023                      Town of East Bloomfield Planning Board                      Class: *1*  
Type: *Special Use Permit*

Related Referrals: *204-2023*

Applicant: *Town of East Bloomfield*

Property Owner: *Ed Strapp*

Tax Map Parcel #: *80.00-1-1.100*

Brief Description: *Site Plan and Special Use Permit to build a thirteen-acre large-scale solar energy system (with associated improvements) with a total generation capacity of not more than 2.338 MW AC, at SR 5&20, just east of Cannan Rd. in the Town of East Bloomfield.*

<https://ontariocountyny.gov/DocumentCenter/View/40404/203-2023-and-204-Aerial-Delaware-Solar-SUP>

<https://ontariocountyny.gov/DocumentCenter/View/40411/203-2023-and-204-Site-Plan-Delaware-Solar-SUP>

The solar project developer is leasing 13 acres along the eastern side of the 53 acres site. The 2.3 MW AC solar project is proposed as a community solar project providing discounted renewable energy to approximately 410 home and business in East Bloomfield or elsewhere.

The existing site is a farm field that drains primarily to the southeast at an 8 percent slope. Soils are well drained; dominate soil type (67 percent) is Palmyra gravelly loam with slope of 3 to 8 percent. The 1.2 acre disturbed area includes clearing for underground electrical conduit, tree plantings, and concrete pads for inverter and transformer equipment. A 12' wide limited use pervious access road will be installed to access the project site off SR 5/US 20. The site plan also indicates clearing of an east-west oriented hedgerow in the project area and tree trimming in the southeast corner of the property and along a portion of the eastern property boundary, both outside the leased area.

Application materials indicate the solar panels will not be visible from existing adjacent buildings; existing vegetation will screen view from the south and west. Screening vegetation may be necessary along the road frontage to the north and along the eastern side bordering an agricultural field. A decommission plan including plan for a decommissioning bond as financial surety is included in the referred materials.

According to OnCor, the property is in Ontario County Agricultural District No. 1 and much of the site is prime agricultural soils.

#### Comments

1. Since the property is in Ontario County Agricultural Districts No. 1 and on prime agricultural soils, the applicant should comply with NYS Dept. of Ag and Markets Guidelines for development of solar on agricultural lands.  
[https://ontariocountyny.gov/DocumentCenter/View/40554/Solar\\_Energy\\_Guidelines](https://ontariocountyny.gov/DocumentCenter/View/40554/Solar_Energy_Guidelines)

#### CRC Comments

1. Temporary topsoil stockpile will need silt fence.
2. Decommissioning plan does not indicate frequency for updating cost estimate/decommissioning bond so that the bond continues to cover the cost of decommissioning in spite of inflate and other changes in cost of labor and materials.
3. Does project involve battery energy storage?

204- 2023 Town of East Bloomfield Planning Board

Class: I

Type: *Site Plan*

Related Referrals: 203-2023

Applicant: *Town of East Bloomfield*

Property Owner: *Ed Strapp*

Tax Map Parcel #: *80.00-1-1.100*

Brief Description: *Site Plan and Special Use Permit to build a thirteen-acre large-scale solar energy system (with associated improvements) with a total generation capacity of not more than 2.338 MW AC, at SR 5&20, just east of Cannan Rd. in the Town of East Bloomfield.*

See information at 203-2023

205- 2023                      Town of Canandaigua Zoning Board of Appeals      Class: *Exempt*  
Type: *Area Variance*

Applicant: *Michael Schwabl*

Property Owner: *Tom Crumlish, Notre Dame Retreat House*

Tax Map Parcel #: *126.00-1-15.100*

Brief Description: *Area Variance application to replace two (2) one-sided ground signs at 5151 Foster Road, the Notre Dame Retreat House, in the Town of Canandaigua (one roadside, one near building). Two area variances are required for the proposed 5’10’’ high, 35.83 SF one-sided roadside ground sign: (1) A sign area greater than 8 SF and (2) a sign height greater than 4’. The 5’ high, 6.67 SF one-sided ground sign closer to the building requires an area variance for a height greater than 4’.*

<https://ontariocountyny.gov/DocumentCenter/View/40416/205-2023-Aerial-Notre-Dame-Sign>

<https://ontariocountyny.gov/DocumentCenter/View/40418/205-2023-Sign-Images-Notre-Dame-Sign>

206- 2023                      Town of Canandaigua Zoning Board of Appeals      Class: *Exempt*  
Type: *Area Variance*

Applicant: *Gregory Novak*

Property Owner: *same*

Tax Map Parcel #: *126.00-1-5.181*

Brief Description: *Area Variance application to replace two (2) one-sided ground signs at 5151 Foster Road, the Notre Dame Retreat House, in the Town of Canandaigua (one roadside, one near building). Two area variances are required for the proposed 5’10’’ high, 35.83 SF one-sided roadside ground sign: (1) A sign area greater than 8 SF and (2) a sign height greater than 4’. The 5’ high, 6.67 SF one-sided ground sign closer to the building requires an area variance for a height greater than 4’.*

<https://ontariocountyny.gov/DocumentCenter/View/40420/206-2023-Aerial-Novak-Sign>

<https://ontariocountyny.gov/DocumentCenter/View/40423/206-2023-Sign-Location-Novak-Sign>

207- 2023                      Town of Canandaigua Town Board                      Class: 2  
 Type: *Text Amendment*

Applicant: *Town of Canandaigua (Town Board)*

Brief Description: *The Town Board is considering the adoption of the Sidewalk Envisioning Map & Report. The Town Board intends to adopt the report as an appendix to the Town of Canandaigua Comprehensive Plan Update 2021, labeled as Appendix G.*

<https://ontariocountyny.gov/DocumentCenter/View/40425/207-2023-Sidewalk-Envisionment-Map-and-Report>

The purpose of this plan is to identify needed enhancement and expansion of the Town’s sidewalk network to provide maximum accessibility, safety, and connectivity for pedestrians of all ages and mobility levels. The Plan also considers installation and maintenance costs.

This Plan focuses on the sidewalk system, not off road pathways, bicycle facilities, and other multi-modal considerations of an integrated active transportation network.

The Plan assigns high, medium, and low priority to sidewalks along 41 miles of roadway based on proximity to attractions, parks, or schools; connectivity to sidewalks, trails, or transits; safety considerations such as crash data, traffic volumes and roadway functional class and speed limit; and equity which factors in percent of block group households living in poverty or with no access to a vehicle and percent of block group population under age 18 or over age 65. Ranking were adjusted by steering committee based on 4 factors listed above and public input. High priority road segments for installation of sidewalks are provided below. There are an additional 12.7 road miles identified as medium priority for addition of sidewalks. It is likely most, but not all segments will be developed with sidewalks on both sides of the road.

### High Priority Segments (6.8 miles):

Road	From	To
Middle Cheshire Road	Routes 5 & 20	Existing Path
North Road	County Road 28	East Street
Routes 5 & 20	Parrish Street	Middle Cheshire Road
Routes 5 & 20	Bristol Road	Parrish Street
North Street	Midlakes Drive	Brickyard Road
Airport Road	Sommers Drive	Route 332
Route 364	County Road 50 (Lakeshore Drive)	County Route 18
County Road 28	Risser Road	N Main Street
County Road 10	Recreation Drive	County Road 46

208- 2023 Town of Canandaigua Planning Board  
 Type: *Special Use Permit*

Class: *I*

Related Referrals: 209-2023

Applicant: *Mike Francisco*

Property Owner: *Matt Porretta*

Tax Map Parcel #: 69.00-1-53.400

Brief Description: *Site Plan and Special Use Permit for the construction of a 2,000 SF single-family residence and 8,000 SF accessory structure to be used for a construction company/contractor storage yard (and associated improvements), along New Michigan Rd., just east of the Town of East Bloomfield town line in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/40426/208-2023-and-209-2023-Aerial-Poretta-Home-and-Construction>

<https://ontariocountyny.gov/DocumentCenter/View/40431/208-2023-and-209-2023-Site-Plan-Poretta-Home-and-Construction>

The project site is 5 acres on the west side of New Michigan Road south of an existing single-family home. The site is zoned AR 2. A construction company/contractor storage yard is a specially permitted use in the AR 2 districts, but co-location with a single-family home is not allowed.

The applicant has indicated the site/pole barn will be used for business equipment storage and that no outdoor storage of equipment or materials will be involved. The applicant has also stated the house and pole barn will not be visible from the public road. The applicant, in accordance with Town and State regulations has applied for a waiver of the special permit requirement, though the referral includes the special use permit in case the waiver is not granted.

The site plan indicates 19,000 SF of gravel driveway. The driveway to the pole barn and the home is along the northern property boundary. The pole barn is setback 212 feet from the road. The house/attached garage is a minimum of 25' from the adjacent property line to the north. The driveway is located slightly further than 25' from the northern property line, however, at the 60' front setback and at a point midway between the pole barn and the house, the limit of disturbance is at the property line to accommodate grading for a swale. The drainage swale for the 2.7 area of disturbance discharges to the roadside ditch. The pole barn is a minimum of 47.5 feet from the southern property boundary.

#### **Comments**

1. Green infrastructure or other stormwater management practices should be required for added impervious surface.
2. If the applicant intends to retain wooded area at the front of the lot, it should be excluded from the limit of disturbance.



3. What is the slope of the graded area east of the pole barn? Are stabilization measures or stormwater management practices needed in this area to limit impacts to on-and off-site wooded area.
4. What landscaping or restrictions on removal of vegetation are proposed to screen adjacent properties?
5. Is a variance required for placement of the pole barn in the front yard?
6. If construction equipment will be maintained on-site, the pole barn must include spill containment features and the referring body should consider how to minimize potential introduction of inappropriate materials into the on-site wastewater treatment system.
7. The site plan should specify that no outdoor storage of materials or equipment is allowed and any resolution of approval may want to include limits on traffic, deliveries, or other parameters in the proposed operations plan.

**OCSWCD Comments:**

1. Poorly draining soils throughout entire completely wooded lot.
2. Will proposed conventional leach area be further compacted during clearing of woods?
3. Topsoil will not be striped in proposed leach area correct?
4. Adding a garbage grinder is considered the equivalent to an additional bedroom for determining septic tank size (chapter 6 section 6.1 NYSDOH design handbook).
5. Dosing is required for conventional leach areas with a total trench length greater than 500 feet (chapter 8 section 8.6 NYSDOH design handbook).
6. It looks like the swale to the north of the driveway is only taking 30 feet of gutter from the garage and then surface runoff from the driveway. The rest of the water it being sent to grassed/forested areas before it makes it to the road ditch. Since none of this is direct discharge into the road ditch there will be some filtration and absorption occurring before it gets to New Michigan Road. They could consider a pond of infiltration facility in the front yard of the property for the pole barn runoff and from part of the driveway if there was interest in further drainage improvements on the site.

**CRC Comments**

1. Town Code Section 220-62 B states, "No special use permit for a construction company/contractor storage yard may be permitted where there is a dwelling unit on the subject property". If the requested Special Use Permit is not waived, only way to allow this combination of uses may be a code amendment.
2. If two uses are allowed on the site which is the primary and which the accessory/subordinate use?

209- 2023 Town of Canandaigua Planning Board

Class: I

Type: *Site Plan*

Related Referrals: 208-2023

Applicant: *Mike Francisco*

Property Owner: *Matt Porretta*

Tax Map Parcel #: *69.00-1-53.400*

Brief Description: *Site Plan and Special Use Permit for the construction of a 2,000 SF*

*single-family residence and 8,000 SF accessory structure to be used for a construction company/contractor storage yard (and associated improvements), along New Michigan Rd., just east of the Town of East Bloomfield town line in the Town of Canandaigua.*

See information at 208-2023

210- 2023                      Town of Canandaigua Planning Board                      Class: I

Type: *Site Plan*

Applicant: *Lindsey Tidd*

Property Owner: *Roger Layton*

Tax Map Parcel #: *96.00-1-52.100*

Brief Description: *Site plan for the construction of a new single-family residence, driveway and a wastewater treatment system, on a lot where which there are two existing accessory buildings, on a parcel along CR 32 in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/40436/210-2023-Aerial-Layton-Home>

<https://ontariocountyny.gov/DocumentCenter/View/40442/210-2023-Site-Plan-Layton-Home>

The 74 acre site is developed with two accessory buildings with a special use permit for a construction company/construction storage yard. The property also has waivers from Town code regulations requiring that the a professionally prepared site plan accompany the special use permit application, prohibition of a dwelling unit on the property, connection of the storage yard to an on-site wastewater treatment facility, and limit of only one driveway.

The 2018 Planning Board resolution authorizing the Special Use Permit allows for transfer of site ownership, prohibited maintenance of vehicles on-site. Requires any fuel dispensing to meeting NYSDEC regulations, and directs the site plan to designate parking areas for company vehicles, employee ehicles and visitors. The 2018 amended statement of operations allows movement of equipment generally from 7 am to 6 pm and when necessary from 5 am to 9 pm.

#### **Comments**

1. Since this site plan will replace the previously approved site plan it should show not only the details for the proposed home and septic system, but also the extent of the allowed outdoor vehiciels and equipment storage a rea.



*Special Use Permit for proposed lodge and cabin. Property is located at 4765 Seneca Point Rd., just southeast of SR 21 intersection in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/40452/212-2023-and-213-214-219-Aerial-Roides-Subdiv>

<https://ontariocountyny.gov/DocumentCenter/View/40456/212-2023-and-213-214-219-Site-Plan-Roides-Subdiv>

**Available materials i consistent regarding whether 3 or 5 lots are proposed and corresponding lot size and layout. Unable to clarify with Town.**

The subject site is zoned RR3. Lot 1 (4 acres) on Seneca Point Road on the southern side of the proposed access road for new homes and the camping ground will retain the 2 existing dwellings and an additional accessory building. The existing steel clad barn near Seneca Point Road will be on the north side of the new access road and on future home site **Lot 2 ( 4.1 acres). Lot 3.....** According to Oncor, the property is in Ontario County Agricultural District No. 1. There are 14 acres of steeply sloped rock outcrops. The remaining site soils are prime farmland, prime if drained, or farmland of statewide importance.

The district allows camping grounds by special use permit. Lot 4 (\_\_\_ acres) meets the 25 acre minimum size for a camping ground. The special use permit standards of 220-40 A. indicate no more than 25 percent of any site proposed for use as a camping ground on land in an agricultural district may take prime farmland out of agricultural production.

All proposed uses will be served by public water and individual on-site wastewater treatment systems.

**Insert soil table and prime farmland map**

**Comments**

1. Does the camping ground comply with 220-40A regarding limit on removing prime agricultural land from production? Will a portion of the camping ground property be subject to an agricultural easement to ensure land is available for agricultural production?
2. While the proposed cabins meet the 38’ maximum travel trailer length, 220-40 B, C, and N indicate buildings for accommodation of guests would only be allowed if considered conversions and authorized by special use permit as specified in 220-40 E.
3. Will the camping ground comply with the May 1 to Nov 30 maximum period of operation specified in 220-40 D?
4. The location of the septic system(s) serving existing homes on Lot 1 should be indicated on the subdivision plan.

**CRC Comments**

1. Some materials say it a 5-lot subdivision, some say 3-lot subdivision. Please clarify.
2. Will there be a sign for the camp site on the road?
3. Is private road access satisfactory?
4. Would camping ground involve proposed cabins and also RV and trailer sites?
5. It appears the steel barn may require a front setback variance from the driveway.
6. Does lot 4 require an access variance for road frontage?

213- 2023

Town of Canandaigua Planning Board

Class: 1

Type: *Special Use Permit*

Related Referrals: 212-2023; 214-2023; 219-2023

Applicant: *Logan Rockcastle*Property Owner: *Gina Roides*

Tax Map Parcel #: 139.00-1-26.100

Brief Description: *Site Plan and Subdivision of a 74.4-acre lot into 5 lots: Lot 1 (4.134 acres), Lot 2 (4.182 acres), Lot 3 (9.451 acres), Lot 4 (14.538 acres), and lot 5 (41.556 acres). Area variances required for Lots 1 and 2 for: (1) Lot width less than 225 ft. and (2) Lot depth greater than 2.5 times the lot width. Site plan for 2 new single-family residences that will be located on Lot 2 and Lot 3, as well as a new lodge and four cabins located on Lot 4. Special Use Permit for proposed lodge and cabin. Property is located at 4765 Seneca Point Rd., just southeast of SR 21 intersection in the Town of Canandaigua.*

See information at 212-2023

214- 2023

Town of Canandaigua Planning Board

Class: 1

Type: *Subdivision*

Related Referrals: 212-2023; 213-2023; 219-2023

Applicant: *Logan Rockcastle*Property Owner: *Gina Roides*

Tax Map Parcel #: 139.00-1-26.100

Brief Description: *Site Plan and Subdivision of a 74.4-acre lot into 5 lots: Lot 1 (4.134 acres), Lot 2 (4.182 acres), Lot 3 (9.451 acres), Lot 4 (14.538 acres), and lot 5 (41.556 acres). Area variances required for Lots 1 and 2 for: (1) Lot width less than 225 ft. and (2) Lot depth greater than 2.5 times the lot width. Site plan for 2 new single-family residences that will be located on*

*Lot 2 and Lot 3, as well as a new lodge and four cabins located on Lot 4. Special Use Permit for proposed lodge and cabin. Property is located at 4765 Seneca Point Rd., just southeast of SR 21 intersection in the Town of Canandaigua.*

See information at 212-2023

215- 2023                      Town of Farmington Town Board                      Class: 2

Type: *Map Amendment*

Applicant: *Town of Farmington (Town Board)*

Property Owner: *Frank DiFelice*

Tax Map Parcel #: *29.11-3-15.000*

Brief Description: *Map amendment to amend Local Law No. 5 of 2015, affecting the redesign of remaining lands located within Phase 3 of the approved Overall Preliminary Site Plan for the Redfield Grove Incentive Zoning Project, at 5998 SR 96 in the Town of Farmington, just east of SR 332.*

<https://ontariocountyny.gov/DocumentCenter/View/40458/215-2023-Aerial--t-farmington-IZ-referral>

<https://ontariocountyny.gov/DocumentCenter/View/40459/215-2023-t-farmington-IZ-referral>

#### Comments

1. Direction to limit grading to that required to install a level fence along the eastern property boundary adjacent to residences will likely result in removal of all existing screening vegetation on IZ site. The Town Board should consider requiring applicant to inventory screening vegetation including type and height of trees and shrubs and caliper of trees to allow Planning Board to identify what screening vegetation should remain. The development plan, but not the IZ modification plan indicates planted vegetation along the eastern property line, to screen patios from proposed dumpsters, and at each driveway off Commercial Drive. Additional landscaping should be required along the Commercial Street frontage and around building foundations.
2. The previous IZ resolution allowed retail sales, and no restaurant or motor vehicle uses. The inclusion of patio spaces on each proposed lot suggests the intended occupancy involves outdoor dining. Is such use allowed and what site elements are required to protect existing adjacent residential uses from noise and light impacts of such uses?
3. The existing IZ plan allows 3.5 acres of impervious area. The EAF project description indicates 3.6 acres of impervious area is now proposed and the EAF D2 e i. on p. 6 of 13 indicates proposed impervious surface area is 3.9 acres. The Town Board and Planning Board should clarify the extent of impervious area proposed and the sufficiency of the proposed stormwater management facilities to protect off-site uses potentially impacted by stormwater from the proposed site. No area for stormwater management is indicated on either the Commercial Development Plan or the IZ modification plan.

4. Local Law # 10 of 2023 does not include the new zoning incentives and new site amenities for Lots 1 to 5 of phase 3 as specified in Section 1 of the proposed local law.
5. Should LL #10 of 2023 reference a proposed dated subdivision plan?
6. LL # 5 of 5 of 2015 is not clear regarding lands rezoned to IZ the RB and LI zoned properties account for all but .09 acres of the 16.5 acres of parcel 29..11-3-5.100, though .23 additional acres with unspecified zoning is included in IZ rezoning. The referring body should consider clarify at this time.

**CRC Comment**

1. What is being retained/expelled from the Plan. Resolution 294-2023 mentions section of LL 103 of 2015 are to be recalled (ex: certain incentives granted for lot 1 through 5).

216- 2023                      Town of Victor    Town Board

Class: 2

Type: *Text Amendment*

Applicant: *Town of Victor (Town Board)*

Tax Map Parcel #: *6.00-1-10.200; 6.00-1-11.000; 6.00-1-12.100; 6.00-1-12.400;  
6.00-1-9.000; 6.00-1-12.500; 6.00-1-12.600; 6.00-1-12.700*

Brief Description: *Local Law(s) to: (1) Establish a Commercial Center CC zoning district, and (2) amend the Official Amended Zoning Map to designate the Eastview Mall Site as Being within a CC Commercial Center Zoning District in the Town of Victor.*

<https://ontariocountyny.gov/DocumentCenter/View/40460/216-2023-CC-Local-Law-Victor-Text-Amendment>

<https://ontariocountyny.gov/DocumentCenter/View/40461/216-2023-CC-Resolution-Victor-Text-Amendment>

<https://ontariocountyny.gov/DocumentCenter/View/40462/216-2023-Eastview-Local-Law-Victor-Text-Amendment>

<https://ontariocountyny.gov/DocumentCenter/View/40463/216-2023-Eastview-Resolution-Victor-Text-Amendment>

<https://ontariocountyny.gov/DocumentCenter/View/40464/216-2023-Parcel-Map-Victor-Text-Amendment>

These local laws are for a zoning text and map amendments to create from the Commercial district a Commercial Center district to regulate large sites that are developed and utilized in a coordinated manner. This new zoning district will apply to 8 tax parcels with Eastview Mall Drive addresses and encompassing approximately 180 acres

The existing Commercial and proposed Commercial Center district have different lot dimensions, setbacks, area, and height standards and identical permitted and specially permitted uses and additional provisions.

The new standards for the Community Center district are as follows:

Minimum lot area	435,600 SF/10 Acres
Minimum lot frontage on a public highway	500 ‘
Minimum depth	500’
Minimum yards	
Front yard	100’
Rear yard	100’
Side yard	50;’
Maximum building height	
Stories	6
Feet	90’
Accessory structure	35’
Maximum Building Coverage	40%
Minimum distance between structures	40’

Previously in September 2019 as referrals 190-2019 and 191.2023, CPB reviewed referrals for zoning text and map amendments to implement the Eastview Mall Mixed Use Overlay District on 160 acres of contiguous property. The proposed Mixed Use Overlay District incorporated the Wilmorite owned mall, attached buildings owned by anchor tenants, and the movie theater. The Mixed Use Overlay allows flexibility with regard to authorization of residential, recreation, commercial and/or light industrial uses. The materials provided in the referral did not include any details limits to permitted or specially permitted uses in the Eastview Mall Mixed Use Overlay District.

CPB also previously reviewed map and text amendments for a Cannabis Retail Dispensary Overlay District as referrals 227-2021 and 227.1-2021 in November 2021. The Cannabis Retail Dispensary Overlay District encompasses a portion of the Commercial zoning district including Eastview Mall and additional lots on SR 96, Eastview Mall Drive, Cobblestone Court, High Street and Commerce Drive as listed in the local law. The regulations include allowable hours of operation, minimum 1,500’ spacing, Town Board approval, and requirements for submission of NYS license application as part of the application process and receipt of a NYS license prior to operation.

**CRC Comment**

1. The parcels at the rear of the mall do not meet the proposed minimum lot frontage on a public highway requirement.

217- 2023

Town of Victor Planning Board

Class: I

Type: *Site Plan*

Related Referrals: *145-2023*

Applicant: *7500-7512 State Route 251*

Property Owner: *Victor Community Church*

Tax Map Parcel #: 15.01-1-30.100

Brief Description: *Site Plan to construct a 2,008 SF addition with a parking expansion of a*



*net 15 additional spaces surrounding the building, at Victor Community Church, 7500-7512 SR251 in the Town of Victor.*

<https://ontariocountyny.gov/DocumentCenter/View/40466/217-2023-Aerial-VCC-Addition>

<https://ontariocountyny.gov/DocumentCenter/View/40471/217-2023-Site-Plan-VCC-Addition>

Subject 3.54-acre parcel is a religious use (Victor Community Church), is zoned Light Industrial, and lies in the Route 96/251 Overlay District. Surrounding uses vary; ranging from residential and vacant, to commercial, industrial, and community service. Adjacent 5.7-acre vacant parcel to the west and north is also owned by the Church.

Previous referral (August 2023, 145-2023) was for 9,333 SF of additions (family ministry & office addition) to the east and south-sides of the church, along with an expansion of the parking lot (54 new net parking spots, 143 total) on the western-side of the existing building. This previous referral requested four (4) area variances; (1) front building setback, (2) building coverage, (3) front parking setback, and (4) a side parking setback. An area variance for the front setback of the parking lot was granted in 2015 (by the Planning Board) to reduce the required setback from 80' to 61'. Zoning Law Determination from the Code Enforcement Officer states, "the planning board does not have the power to grant this reduction as this is not a "clustered" development, therefore an area variance [from the ZBA] is required". Area variance to further reduce the setback from the existing 61', down to 50' was approved. The other variances were not approved.

With the front setback area variance granted, the applicants have adjusted their plans, and a new referral for a site plan has been submitted to the County Planning Board. It is proposed that 18 new parking spaces be added to the west of the northern parking area, as well as constructing two (2) new parking spaces to the south near the driveway entrance to utilize the new setback, and provide three (3) spaces to the east of the new building addition. To allow for proper fire truck turning in the parking lot, assuming spaces are filled with vehicles, eight (8) spaces will be removed in the middle parking area. Total parking will be a net addition of 11 spaces for a total of 100 parking spaces currently proposed. There will also be a 2,008 SF office addition to the northeast side of the building. The building addition will occur on previously disturbed or current impervious parking area. Therefore, net disturbance of this project is only for the new parking spaces (5,346 SF). Two (2) trees are to be removed on the northwest portion of the property.

According to OnCor, a large national/NYS DEC wetland is located to the south of the project area, on the south-side of State Route 251. Soil is Palmyra fine sandy loam (0-3% slope); not hydric, high permeability, medium erodibility, is an area of prime farmland, and is in hydrologic group C.

**Comments:**

1. Any proposed stormwater management/mitigation between the road and building? There is a large wetland directly across the road (down slope) from the parcel in question. Any landscaping plan?
3. Any lighting in the parking lot?

**August CRC Comments**

What are plans for adjacent applicant owned property?





come from the west, from County Road 10. The proposed road will circle the apartment units, connected through the middle with parking areas. The units themselves will be single-story market rate apartments. Building height will be 35', the proposed unit density of 8.76 units per acre.

The project site is on a 22.7-acre landlocked parcel that has the [Ontario Pathway](#) running along the eastern edge of the parcel. Total clearing (mostly trees/shrubs along southern edge of the parcel) on the site is 64,194 SF. Parcel is zoned HDR (High Density Residential). Current land use is vacant commercial. Subject parcel and multiple adjacent parcels are in Ontario County Agricultural District #1. Surrounding land uses are a mix of vacant, agricultural, or residential.

Parcel is sloping from west to east at gentle to no slope (0-9% gradient). Soil is Ovid Silt Loam: partially hydric, moderately high permeability, high erodibility, is prime farmland if drained, and is in hydrologic soil group C/D.

A bio-retention area is proposed on the north and a stormwater management facility on west side of the apartments. Roof drains tie in to foundation drains running to these areas. There are swales along proposed roadway to collect runoff as well. Open space and lawn area with walking paths will lie between the buildings. A 23'-wide proposed easement to RG&E runs throughout the parcel between buildings. Public Water provided by the Town of Hopewell; public sewer. Numerous plantings are proposed to surround the road and apartment buildings; roughly 140 trees, 352 shrubs, and 125 "bioretention" plantings (dogwood, forsythia).

#### **Comments**

1. Parcel is in OC Ag. District #1. An Ag. Data statement needs to be submitted.
2. How are the apartments planning on insulating the buildings? Did they take consideration for the noise the raceway generates?
3. Since this project will bring a lot of residents (and therefore pedestrians) to the area, an emphasis on the walkability (of surrounding roads / the roundabout) of the area to nearby businesses and trails should be made.
4. Access Road seems to be very close to parcels along Recreation Drive. Any proposed screening for this area? A lot of clearing will occur in this area as well.

#### **OCSWCD Comments**

1. Construction sequence does not include installation of temporary measures such as silt fence.
2. Concrete truck washout detail needs to be added.
3. Care needs to be taken to repair any broken tile if it appears tied into surrounding agricultural field systems.
4. Stormwater facility outlet could have negative impact on agricultural field to the west.
5. Areas of soil stockpile not indicated on plans.
6. Silt fence installation not shown on plans.

**OCDPW Comment**

1. The County has been working with the applicant's engineer, and will provide comments directly to the engineer upon plan submittal and review.

**CRC Comments**

1. A second access road should be considered. Even if it is just a gated entrance/exit for emergency access.
2. Sidewalks should be considered extending all the way out to CR 10. CR10 is a high priority segment according to the Town of Canandaigua sidewalk envisionment plan (October referral 207-2023).
3. A connection to Widewaters shopping plaza should be considered.
4. Ontario County Pathways owned property to the south should be contacted to provide a dialogue / input.
5. No storage/garage/basement areas. Additional storage area for tenants should be considered.
6. Applicant should consider laying groundwork for eV charging stations for tenants as demand increases.
7. Given the aging population of Ontario County, it is desirable that new housing stock maximize number of accessible and visitable housing units. Visitable units have a step-less entry point and 36' doors.
8. School buses will not travel on private roads. What arrangements are being made to accommodate waiting vehicles/a bus stop on CR 10?
9. far away if located along CR10The applicant representative indicated screening vegetation by the Ontario Pathways Trail will remain. The limit of disturbance should be shown on the site plan.
10. The applicant is to be commended for proposing to increase the number of middle market rental units in Ontario County.

222- 2023

Town of Canandaigua Zoning Board of Appeals

Class: 1

Type: *Area Variance*

Related Referrals: 223-2023

Applicant: *Rocco Venezia*Property Owner: *Luke Nagle-Carluzzo*Tax Map Parcel #: *126.00-1-46.410*

Brief Description: *Application to subdivide a 13.79-acre parent parcel into five (5) lots. Area variance is required for Lot 1, for a lot depth greater than 2.5 times the lot width, at 5200 Foster Road, just north of the Notre Dame Retreat House in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/40479/222-2023-and-223-Aerials-VNC-Subdiv>

<https://ontariocountyny.gov/DocumentCenter/View/40484/222-2023-and-223-Subdiv-Plat-VNC-Subdiv>

<https://ontariocountyny.gov/DocumentCenter/View/40485/222-2023-and-223-ZBA-App-VNC-Subdiv>

Existing lot has 345' of frontage and 1,500' of depth. Exceeding the width to depth ratio. Any subdivision of this 13.6 acre property will involve 1 or more lots that require a lot depth variance.

**OCDPW Comment**

1. Upon submittal of a Proposed Utility Plan, comments will be provided directly to the applicant's engineer.

223- 2023                      Town of Canandaigua Planning Board                      Class: I

Type: *Subdivision*

Related Referrals: 222-2023

Applicant: *Rocco Venezia*

Property Owner: *Luke Nagle-Carluzzo*

Tax Map Parcel #: *126.00-1-46.410*

Brief Description: *Application to subdivide a 13.79-acre parent parcel into five (5) lots. Area variance is required for Lot 1, for a lot depth greater than 2.5 times the lot width, at 5200 Foster Road, just north of the Notre Dame Retreat House in the Town of Canandaigua.*

See information at 222-2023

224- 2023                      Town of Canandaigua Zoning Board of Appeals                      Class: I

Type: *Area Variance*

Related Referrals: 225-2023

Applicant: *Logan Rockcastle*

Property Owner: *Lisa Pope*

Tax Map Parcel #: *127.05-1-6.000*

Brief Description: *Site Plan and area variance (retaining wall has 25.8' front-setback when a minimum of 50' is required) to tear-down existing dwelling and rebuild a new single-family residence, at 4080 CR 16 in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/40487/224-2023-and-225-Aerial-Pope-Rebuild>

<https://ontariocountyny.gov/DocumentCenter/View/40492/224-2023-and-225-Site-Plan-Pope-Rebuild>

**OCDPW Comment**

1. A renovation permit will be required upon plan review and approval.

225- 2023                      Town of Canandaigua Planning Board                      Class: *Exempt*  
    Type: *Site Plan*  
 Related Referrals: 224-2023  
    Applicant: *Logan Rockcastle*  
    Property Owner: *Lisa Pope*  
 Tax Map Parcel #: 127.05-1-6.000  
 Brief Description: *Site Plan and area variance (retaining wall has 25.8' front-setback when a minimum of 50' is required) to tear-down existing dwelling and rebuild a new single-family residence, at 4080 CR 16 in the Town of Canandaigua.*

See information at 224-2023
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226- 2023                      Town of Canandaigua Zoning Board of Appeals                      Class: *Exempt*  
    Type: *Area Variance*  
    Applicant: *Cara Meyers*  
    Property Owner: *same*  
 Tax Map Parcel #: 126.16-1-13.210  
 Brief Description: *Area variance for a 1,040 SF shed to have a height of 23'8" when allowed for an accessory structure over 1,000 SF is 22' tall, at 4278 CR16, just north of Foster Rd. in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/40494/226-2023-Aerial-Meyers-Acc-Structure>

<https://ontariocountyny.gov/DocumentCenter/View/40497/226-2023-Images-Meyers-Acc-Structure>

227- 2023                      Town of Canandaigua Planning Board                      Class: *I*  
    Type: *Site Plan*  
    Applicant: *Logan Rockcastle*  
    Property Owner: *Evan Gilbert*  
 Tax Map Parcel #: 71.00-1-21.141  
 Brief Description: *Site Plan for the construction of two new commercial indoor turf sports facilities (14,300 SF each), associated parking facilities, an on-site wastewater treatment facility, and a stormwater facility on a currently vacant 4.8-acre lot, between SR 21 and CR 4, at 2625 CR 22 in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/40500/227-2023-Aerial-Sports-Facility>

<https://ontariocountyny.gov/DocumentCenter/View/40507/227-2023-Site-Plan-Sports-Facility>

<https://ontariocountyny.gov/DocumentCenter/View/40503/227-2023-Full-Plans-Sports-Facility>

The development includes two (2) new indoor sports facility buildings at +/- 14,300 SF each. The proposed development will also include parking areas with 55 (including 3 Handicap) parking spots for cars and 4 parking spots for buses. A stormwater management facility will be constructed to mitigate stormwater on the site from system by increased impervious surface. The property does not have sewer hookups, so a wastewater treatment is proposed at the rear (north-end) of the property. Water service will connect to the existing watermain located along the west side of County Road 22. The project site is approximately +/- 4.8-acres and is located on the east side of County Road 22. Total disturbance proposed is 3.5-acres. The property is currently zoned agricultural rural residential (AR-1). The site is being rezoned to MUO (Mixed-Use Overlay) by the Town of Canandaigua. Indoor commercial recreation facilities are a permitted use in the MUO district. The parcel is a vacant agricultural lot. Subject and surrounding parcels are all within the Ontario County Agricultural District #1. Surrounding parcel land use is predominantly vacant or agricultural, except for a gymnastics facility and a commercial business (Servpro) on the parcels directly to the south.

A class C stream runs along the rear (north-side) of the property, which according to the applicant, will not be impacted by the proposed development. North-side of the parcel also contains FEMA 100-Year Floodplains and Draft 2023 FEMA 100-Year Flood Zones. Parcel is sloping to the north with gentle to no slope (0-9% gradient). Soils are Lakemont Silty Clay Loam (40.2%: partially hydric, moderately low permeability, very high erodibility, is farmland of statewide importance, and is in hydrologic soil group D) and Schoharie Silty Clay Loam (59.8%:40.2%: not hydric, moderately high permeability, very high erodibility, is prime farmland, and is in hydrologic soil group C/D).

Downspouts are located at the corners of the building to discharge to splash blocks. Rip-rap sections to be laid in areas of high flows (road-side entrance, near stormwater management facility). A 5,123 SF bio-retention stormwater management facility is proposed to the rear (north-side) of the property, between the proposed structures and the stream. A pre-treatment stone diaphragm is proposed to surround the stormwater management facility. Silt fences and temporary check dams are being installed surrounding the area of disturbance. There is a proposed stabilized construction entrance off of the east-side of County Road 22. Nine (9) trees are proposed to surround the parking lot area: seven (7) on the east-side of the property, and two (2) on the north-side of the property. Of these nine (9) trees: there are three (3) Autumn Blaze Freeman Maple, three (3) Black Gum, and three (3) Red Oak. All areas not paved or planted will be covered with lawn seed. Lighting (Dark -Sky Compliant) to be provided surrounding the parking lot (5 light fixtures total).

#### Comments

1. "Any off-street parking area with at least 20 off-street parking spaces shall designate a minimum of 10% of those spaces as reserved only for the handicapped and clearly mark them for such use. Parking spaces designated to serve handicapped individuals shall be at least 14 feet in width and 20 feet in depth." – Town Code Section 220-73(B)(4). According to the plans, there 59 parking spots with only 3 of which designated as a handicap spot.



2. When full, the parking lot seems as if it would be difficult to turn around in. Is the access sufficient for the turnaround of emergency vehicles?
3. Is there any proposed screening/vegetation buffer from County Road 22?
4. What will the hours of operation be?

**OCSWCD Comments**

1. Will the 100% raised septic leach expansion area be built during initial construction and does it adhere to the FEMA setback?
2. Will the raised leach area be dosed properly as common with greater than 500 lineal feet of leach lines?

228-2023 Village of Phelps Village Board Class: 2  
 Type: *Text Amendment*

Applicant: *Village of Phelps Planning Board*

Brief Description: *Local Law Amending Village of Phelps Zoning Law to add regulations for the installation and use of solar-energy-generating systems and equipment.*

<https://ontariocountyny.gov/DocumentCenter/View/40572/LL-Amending-Zoning-Re-Solar>

Summary and comments TBA

229- 2023 Town of Livonia Town Board Class: *Exempt / Late Referral*  
 Type: *Text Amendment*

Applicant: *Town of Livonia*

Brief Description: *Local Law Amending Town of Livonia Code to modify various sections including Chapter 71 Farming – Article I, §71-2 Definitions of such Code and provisions of Chapter 150 Zoning Article I, §150-5 Definitions, Article V, §150-32 ARC-3 Agricultural Residential Conservation – 3 District, §150-33 ARC – 5 Agricultural Residential Conservation – 5 District and to create a new section under Article VII to be known as §150-69.1 Agritourism and Agribusiness.*

<https://ontariocountyny.gov/DocumentCenter/View/40569/229-2023-Local-Law-Livonia>

230- 2023 Town of West Bloomfield Planning Board Class: *1 / Late Referral*  
 Type: *Special Use Permit*

Related Referrals: *231-2023*

Applicant: *Gerald Archibald*

Property Owner: *same*

Tax Map Parcel #: 65.09-1-1.000

Brief Description: *Special Use Permit and Site Plan for the storage and rental of automobiles at 2399 Olmstead, at the corner of Olmstead Rd. and SR 5 & 20 in the Town of West Bloomfield.*

<https://ontariocountyny.gov/DocumentCenter/View/40571/230-2023-Site-Plan-Archibald-SUP>

<https://ontariocountyny.gov/DocumentCenter/View/40570/230-2023-App-Materials-Archibald-SUP>

<https://ontariocountyny.gov/DocumentCenter/View/40573/230-2023-Aerial-Archibald-SUP>

Proposed building is 7,420 SF. Parcel is in the MU zoning district. Special Use permit is for any use or business not specifically mentioned in this chapter which, in the opinion of the Planning Board, is similar in nature and scale to a use or business permitted within the MU District listed above.

Surrounding land uses are a mix of commercial, residential, and community service. Ontario County Agricultural District #1 land is located across Olmstead Rd. Gentle to no slope on the parcel.

Project will disturb .14 of .83 acre site.

**Comments**

1. What provisions are made for green infrastructure and other stormwater management?

231- 2023                      Town of West Bloomfield Planning Board Class: 1 / Late Referral

Type: *Site Plan*

Related Referrals: 230-2023

Applicant: *Gerald Archibald*

Property Owner: *same*

Tax Map Parcel #: 65.09-1-1.000

Brief Description: *Special Use Permit and Site Plan for the storage and rental of automobiles at 2399 Olmstead, at the corner of Olmstead Rd. and SR 5 & 20 in the Town of West Bloomfield.*

<https://ontariocountyny.gov/DocumentCenter/View/40571/230-2023-Site-Plan-Archibald-SUP>

<https://ontariocountyny.gov/DocumentCenter/View/40570/230-2023-App-Materials-Archibald-SUP>

<https://ontariocountyny.gov/DocumentCenter/View/40573/230-2023-Aerial-Archibald-SUP>

See information at 230-2023