

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the: **Coordinated Review Committee Meeting March 8 3:30 pm**
County Planning Board Meeting – March 9, 2022 at 7:00pm @ 74 Ontario Street & Virtual
 Telephone: 585-396-4455

Referral #	Municipality_2	Applicant	Application_Type	Class	Page
33	Town of West Bloomfield	Spallina Materials	Area Variance	1	
34	Town of West Bloomfield	James Polvino	Area Variance	1	
35	Town of Farmington	Martin & Megan Avila	Site Plan	1	
36	Town of Farmington	Martin & Megan Avila	Special Use Permit	1	
37	Town of Hopewell	Town of Hopewell	Map Amendment	2	
38	Town of Canandaigua	Venezia Group	Subdivision	1	
39	Town of Canandaigua	Angelo Liccairdello	Subdivision	1	
40	Town of Farmington	Town of Farmington	Text Amendment	2	
41	Village of Phelps	Village Board	Text Amendment	2	
42	Town of West Bloomfield	Bell Atlantic Mobil Systems LLC	Area Variance	1	
43	Town of Victor	Robert Rotach	Site Plan	1	
44	Town of Richmond	Birdhouse Holding, LLC	Site Plan	1	
45	Village of Bloomfield	Heidi Barends-Guerrie	Use Variance	Late Referral 2	
46	Town of Victor	Crown Castle USA Inc. DISH wireless	Special Use Permit	Late Referral 1	
47	Town of Livonia	Town Board	Text Amendment	exempt	
48	Town of Naples	Town Board	Text Amendment	Late Referral 2	
49	Village of Bloomfield	Village Board	Code Revisions	Late Referral 2	

Wednesday, March 9, 2022

7:00 PM | (UTC-05:00) Eastern Time (US & Canada) | 2 hrs 30 mins

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33 -2022 Town of West Bloomfield Zoning Board of Appeals Class: 1
Type: Area Variance

Related Referrals: *n/a*

Applicant: *Spallina Materials*

Property Owner: *same*

Tax Map Parcel #: *66.00-1-18.211*

Brief Description: *Area variance for zero setback along eastern boundary of 226 acre mine at 8222 SR 5/US 20 in the Town of West Bloomfield. Variance to allow expanded mining activities on site and on leased 50 acres of property to the east.*

<https://ontariocountyny.gov/DocumentCenter/View/33606/33-34-2022-aerial>

The subject property, 66.00-1-18.211 is coded as mine and zoned Surface Mining-Agricultural. Town of West Bloomfield code section 140-48 regulations for Surface Mining-Agriculture District require 75’ front setback, 25’ side/rear setbacks

According to OnCor, both large parcels that are the subject of this and following referral, and all adjacent parcels except a single family residence surrounded by the mine property, are in OC Agricultural District #1. The pond near the road and several nearby small areas are identified on the NWI. There are steep slopes of 16 to 30 and 31 to 60 percent along the eastern and western property boundary of the mined site and in other locations. Mined lot is mostly mid yield unconfined aquifer.

34 -2022 Town of West Bloomfield Zoning Board of Appeals Class: 1

Type: *Area Variance*

Related Referrals: *n/a*

Applicant: *James Polvino*

Property Owner: *same*

Tax Map Parcel #: *66.00-1-23.000*

Brief Description: *Area variance for zero setback along the western boundary of this 220 acre parcel at 8044 SR 5/US 20 in the Town of West Bloomfield for 50 acres of mining activity conducted by owner of adjacent property to the west as leasee.*

Lot 66.00-1-23.00 is zoned Industrial on map though there are only zoning code standards for the M-1, General Industrial district in the Town code. In the M-1 district the required front setbacks is 20' and the required side and rear setback to non-residential uses is 15'.

According to OnCor, portions of a 52 acre NYSDEC regulated wetland are within the woods on the north and eastern sides of this property and there are areas of 16-30 percent slope running southwest to northeast through the shrub vegetation on the site. Other areas of the site are prime agricultural soils in agricultural production.

Comments

1. Does the Reclamation Plan re-establish a vegetated buffer areas between the two properties?
2. Town should update variance application form to direct applicants to provide evidence rated to differing criteria for granting area and use variances as outlined in Town code 140-153 and NYS Statute.
3. The Town Board may want to amend 140-151 regarding special permits and 140-153 regarding variances to require submission of site plan as part of special permit and variance applications.
4. The Town Board should amend its zoning code and/or map to use same district name for industrial district and applicable regulations. The district name, map, and purpose regulations should also clearly indicate whether the district is a general industrial or light industrial district.

35 -2022

Town of Farmington Planning Board

Class: *1*

Type: *Site Plan*

Related Referrals: *36-2022*

Applicant: *Martin & Megan Avila*

Property Owner: *same*

Tax Map Parcel #: *9.00-1-69.200*

Brief Description: *Site plan and special use permit for Major Home Occupation involving overnight storage of 2 trucks, two trailers, a chipper, a stump grinder, and a small wheel loader in a residential driveway at 354 Sheldon Road in the Town of Farmington.*

36. 2022 Town of Farmington Planning Board Class: 1
Type: *Special Use Permit*

Related Referrals: 35-2022

Applicant: *Martin & Megan Avila*

Property Owner: *same*

Representative:

Tax Map Parcel #: 9.00-1-69.200

Brief Description: *Site plan and special use permit for a Major Home Occupation involving overnight storage of two trucks, two trailers, a chipper, a stump grinder, and a small wheel loader in a residential driveway at 354 Sheldon Road in the Town of Farmington.*

See information at 35-2022.

37 -2022 Town of Hopewell Town Board Class: 2
Type: *Map Amendment*

Related Referrals: 233-2021

Applicant: *Town of Hopewell*

Brief Description: *Map amendment to transition Town of Hopewell Zoning Map to a parcel based map and to rezone 12 properties from HDR - High Density Residential to C-2 Low Intensity Commercial and adjust the rear boundaries of the C-2 district and other districts to follow parcel boundaries and minimize lots partially in two or more districts.*

<https://ontariocountyny.gov/DocumentCenter/View/33607/37-2022-TPH--Draft-Zoning-Hopewell>

This zoning map amendment incorporates the rezoning of lands 1,700' south of SR 5/US 20 from HDR High Density Residential to C-2 Low Intensity Commercial as previously reviewed as referral 233-2021 in December 2021. It also rezones portions of other properties from HDR to C-2 to minimize lots with split zoning.

The existing zoning map defines the C-2 district as 500' from the road to provide sufficient depth for development/redevelopment of commercial uses. The proposed map retains that dimension for all but 2 lots on the north side of SR 5/US 20 resulting in some retained lots with split zoning and some C-2 lots with less than 500' depth.

On the south side of SR 5&US 20 there are lots with depth greater than the depth of the C-2 district and portions of these lots remain in the HDR district.

Comments

1. The Town Board may want to consider extending the depth of the C-2 district on some properties on the south side of SR 5/US 20 to minimize the number of parcels with split zoning.
2. The Town Board may also want to consider a dimensional C-2 district depth along the east side of SR 347. While this will increase the number of parcels with split zoning, these lots only have depths of 200' and lot widths of 100' which may make them difficult to convert/redevelop as commercial uses, and even more difficult to provide lot interconnection to avoid multiple closely spaced access points.

38 -2022 Town of Canandaigua Planning Board

Class: 1

Type: *Subdivision*Applicant: *Venezia Group*Property Owner: *Venezia Group/Uptown Pointe*Tax Map Parcel #: *70.00-1-67.111*Brief Description: *Phase 1 of Uptown Pointe encompassing 5 lots along Airport Road in the Town of Canandaigua*<https://ontariocountyny.gov/DocumentCenter/View/33609/38-2022-aerial><https://ontariocountyny.gov/DocumentCenter/View/33610/382022-area-zonin><https://ontariocountyny.gov/DocumentCenter/View/33611/38-2022-Airport-Road-0000-2022-02-01-Sub-Plat>

The property address is 2435 Brickyard Road, though the access to the proposed lots is off Airport Road. The property is zoned Industrial as are lands to the south, and west. Land to the east along Sumner Road and both sides of SR 332 are in the SR 332 Form Based Code District sub-area. The subject site and property to the north south, and west bounded by Thomas Road, North Road, and Brickyard are also in the Mixed Use Overlay 1.

The applicant owns 58 acres and has mapped out a 24 lot clustered subdivision with 5 single family lots with direct access from Airport Road and 1 acre of conserved land in phase 1 currently under review, and future subdivision of 19 single family lots on a new public road off Airport Road with 3.3 acres of conserved land. The conceptual development plan does not include the central or western portions of the subject property. The property and the subdivision area is bisected by the Buckeye Gas pipeline. The Uptown Plan identified the pipeline property as a potential trail alignment and as a dividing line between residential and industrial character areas. The proposed subdivision includes lands to the west of the proposed future subdivision in a conservation area to buffer them from the Canandaigua Central School District bus facility to the west.

The applicant has indicated the 1 acre preserved in Phase 1 is 55 percent of that phase but has not provided information on the acres of development and percent preserved in the balance of the subdivision.

The referred subdivision indicates the layout is a cluster subdivision with 6,000 SF lots with minimum 50' width, 30' front setback, 8' side and rear setback, and maximum 40 percent building coverage when the existing zoning would require 60' front setback, 25' side setback, 50' rear setback, and 30 percent building coverage. The width of lots proposed in phase 1 include four 80' lots and one 200' lot.

The MUO Mixed Use Overlay zoning district establishes the eligibility of a parcel of land for consideration by the Town Board for development of a mix of uses. The MUO allows a range of uses including single-family and multi-family residential uses, uses allowed in Community Commercial, Neighborhood Commercial, and Industrial districts, however, each different use must be on a different lot though part of an overall site plan. The MUO regulations require 40 percent open space in addition to any constrained lands or drainage facilities.

According to OnCor, the property is in OC Agricultural District #1 and is not constrained by wetlands, floodplains, or steep slopes.

Comments

1. Has the applicant documented 40 percent open space requirement?
2. Is a 30' front setback from Airport Road sufficient on a road carrying traffic from existing and future area industrial uses?
3. The overall conceptual subdivision plan should show the road extending north to the property line to allow connection to residential development on adjacent properties.

39 -2022 Town of Canandaigua Planning Board Class: 1
 Type: *Subdivision*

Related Referrals: 89-2021 & 150-2021

Applicant: *Angelo Liccairdello*

Property Owner: *same*

Tax Map Parcel #: 98.19-1-20.100

Brief Description: *Subdivision of 33 acre site at 3535 SR 364 to accommodate 19 lots of 20,000 SF and 12 lots of 1 acre with 3 lots in each area on private drives and the remaining lots on public roads in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/33612/39-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/33613/39-2022-pp-extracted-SR--364-3535-2022-02-01-Site-Plan>

<https://ontariocountyny.gov/DocumentCenter/View/33614/39-2022-SR64-3535-2022-02-01-Rendering>

This site was previously reviewed as referral 89-2021 in May 2021 and adjacent project property in the Town of Hopewell was previously reviewed as referral 150-2021 in July 2021. Rather than a through road from SR 364 to CR 18 in the Town of Hopewell as previously proposed, the current layout includes a serpentine cul-de-sac for 19 lots off SR 364 and another cul-de-sac off CR 18 serving lots the Town of Hopewell and the proposed larger lots in the Town of Canandaigua. Lot access is provided by 1,581 lf of public road and 400 lf of private road.

The Engineer's report submitted with the current subdivision application includes a SWPPP and Wetland Delineation Report. The Wetland Delineation report identifies 2 small wetland resources. No final Army Corps of Engineers (ACOE) wetland determination has been made. Filling .08 acres of Wetland A is likely allowable with notice to Army Corps of Engineers under nationwide permit #29 and does not require any compensating mitigation. Filling .18 acres of an intermittent on-site stream is likely allowable with notice to ACOE and plan for compensatory wetland mitigation under nationwide permit #29. The report indicates sidewalks will be provided along both sides of all public roads and dark sky compliant solar powered LED streetlights will be installed. The stormwater management plan includes open swales and 2 stormwater management ponds totaling .89 acres. The 5 eastern most lots are at an elevation too high to be served from the waterline along SR 364. These lots are proposed to rely on wells or be connected as out of district users to the Town of Hopewell water system. Projected peak hour project trip generation is approximately 20 trips at each of the 2 new intersections on SR 364 and CR 18 and this level of trip generation does not indicate a need for a traffic impact study based on NYSDOT permit requirements.

The landscaping plan indicates at least one native street tree on each lot and a double row of white fir and white pines along the SR 364 frontage and along the lot line of a single family home to the south. The lot sizes range from 20,000 to 50,000 SF in the R-1-20 zoned area and from 1-2 acres in the scenic overlay area. The applicant has located a stormwater management pond on one 50,000 lot in each area and indicated the maintenance of these ponds will be the responsibility of the lot owners.

The site context and relevant comments from previous referrals are repeated below followed by comments on the subdivision currently proposed.

This parcel borders undeveloped land in the Town of Hopewell to the east and agricultural land in the Town of Gorham to the south. To the north along SR 364 is a single family home and a mobile home park and to the west across SR 364 is developed lakefront front residential. According to OnCor, there are no floodplains or wetlands on the property and the lot is not in OC Agricultural District #1. There is a north-south band of 16 to 30 percent slopes in the middle of the site, similar areas of moderately steep slopes along what appears to be a drainage way crossing the northeast corner of the site, and small areas along the SR 364 frontage and at the rear property line. The existing land cover is successional old farm along SR 364 and successional northern hardwood for the majority of the site.

Areas with slopes of 8 to 15 percent are classified as farmland of statewide importance; other areas are classified as prime farmland if drained. Darien silt loam soils are partially hydric, highly erodible, of moderately high permeability, and in hydrologic soil group C/D. Kendaia loam is partially hydric, medium erodibility, moderately high permeability, and in hydrologic soil Group B/D.

Soil type	Percent of Parcel	Acres
Darien silt loam, 8 to 15 percent slopes	37.7%	12.54
Darien silt loam, 3 to 8 percent slopes	31.5%	10.48
Kendaia loam 0 to 3 percent slopes	25.5% [^]	8.49

May 2021 Comments

1. The 2006 SR 364 (CR 18 to CR 11) Access Management Plan provides a conceptual layout of internal roads to access undeveloped lands bounded by CR 18, SR 264, and Turner Road. The conceptual plan indicates an east-west road in the area of this development as well as a north-south cross street to further expand travel routes through the area and minimize the number of new access points on SR 332 and CR 18.

CLCSD May 2021 Comments

To date, we have only received preliminary/conceptual drawings for the referral. The site is currently outside the boundaries of an existing sewer district - detailed plans of the entire development need to be provided to our office for review and approval.

March 2022 Comment

1. The proposed private drives extend north and south towards adjacent properties, but not all the way to the lot line. Are these private drives going to be built to Town standards to allow potential future dedication and entry/exit from both SR 364 and CR 18 for area residents as adjacent properties are developed?
2. Location and maintenance of stormwater management ponds on individual lots is likely not adequate. The referring body should require dedication or easements for stormwater ponds and swales. If facilities are not dedicated to the town, a homeowners association should be established to fund and undertake required maintenance and an access easement should be established to allow town access for emergency maintenance or repair.
3. Has the Town considered the desirability of a pedestrian and/or bicycle connection between the two portions of the project?
4. Is the retained vegetation sufficient to buffer properties to the north from proposed development?

40 -2022

Town of Farmington Town Board

Class: 2

Type: *Text Amendment*

Related Referrals: *n/a*

Applicant: *Town of Farmington*

Brief Description: *Text amendment to add accessory Agricultural/Construction Equipment Repair and Painting use as a specially permitted use in 4 town zoning districts*

in the Town of Farmington and to add standards for such uses.

<https://ontariocountyny.gov/DocumentCenter/View/33615/40-2022--of-2022-Special-Use-Permit-Agricultural---Construction-Equipment-Repairs-and-Painting-Operations-3>

The proposed standards formalize existing standards included in temporary Special Use Permit granted for agricultural/construction equipment repairs and painting use.

The proposed amendment adds Agricultural/Construction Equipment Repair and Painting Operations as an allowable accessory specially permitted use in the A-80 Agricultural, RR-80 Rural Residential, LI Limited Industrial, and GI General Industrial districts provided such service is offered only to customers not the general public, performed within an enclosed facility located in the rear yard, and allowing outdoor storage of such equipment within a bermed and/or landscaped area providing a visual buffer to any adjacent residential properties or public roads.

The standards establish minimum 5 acre lot sizes for businesses performing such work in A-80 and RR-80 districts and maximum 50 percent lot coverage. Existing district standards apply in LI and GI districts. The standards also require storage of petroleum products in containers approved by the Fire Marshal, town dark sky compliant lighting, enclosed dumpster on a concrete pad, dust free driveway and storage area, and to the maximum extent practical, location of use in a retrofitted agricultural building or a building designed in keeping with such agricultural buildings.

Comment

1. Do residential properties triggering buffer standards include both existing residential use and undeveloped residentially zoned land?
2. Section 3 indicates the intention is to add the accessory agricultural/construction equipment repair and painting as a special permit use to the LI districts, however, section 2 does not include edits to the special permit use list of the LI districts, 165-29.

41 -2022 Village of Phelps Village Board Class: 2
 Type: *Text Amendment*
 Applicant: Village Board

Brief Description: *Code text amendment to make minor changes to the zoning and other code definitions, to locate them all in Code Article 1, and to recodify the entire code of the Village of Phelps.*

<https://ontariocountyny.gov/DocumentCenter/View/33616/41-2-22-Phelps-Schedule-A>
<https://ontariocountyny.gov/DocumentCenter/View/33617/41-2022-LL-Amending-New-Village-Code>

42 -2022 Town of West Bloomfield Zoning Board of Appeals Class: 1
 Type: *Area Variance*

Applicant: *Bell Atlantic Mobile Systems LLC*

Property Owner: *Gary P Evans*

Representative: *Nixon=Peabody LLC*

Tax Map Parcel #: *52.00-1-19.00*

Brief Description: *Area variance for 191' telecommunications tower with 4' lighting rod at 2000 Strong Road in the Town of West Bloomfield. Maximum allowable height is 100'.*

<https://ontariocountyny.gov/DocumentCenter/View/33618/42-2022-aerial>

https://ontariocountyny.gov/DocumentCenter/View/33619/42-2022-Ionia_single-page-site-plan-pZDs_rev0_20211203-map

Application materials indicate the leased area is 242' to Dolomite owned property to the west, 381' to property to the east, and 2,700' to property to the north. The tower is 304' from closest property line. There are no airports within 5 miles of the tower site, and no FAA registration required.

The proposed tower height is intended to accommodate space for 3 additional carriers. The Town zoning code requires new towers to accommodate at least 2 carriers. The property owner will receive additional rental payment if other carriers locate equipment on the tower.

The proposed project will include a 1,770 lf 12' wide gravel driveway along an existing 8' dirt farm road with access from Strong Road. To comply with the NYSDEC SPDES Storm Water Permit, the project will include 5 stormwater management areas. The 100'x100' leased area will be surrounded by a 6' fence including the tower, 4'x11.5' concrete slab for equipment cabinets, and 4'x8' concrete pad for generator. The access road and transformer will be located outside the fenced/leased area.

SEQR documentation indicates the project will disturb 2 acres of the 79 acre property removing 1.6 acres of forest and creating .57 acres of impervious area. The EAF indicates one-quarter of the property has slopes of greater than 15 percent and portions of the property are in Ontario and Monroe County agricultural districts. There are 59 acres of forest and 18 acres of meadow with neither currently used in agriculture, through 31 acres are highly productive soils. The EAF also indicates the site is home to a locally unique geologic feature known as Hopper Hills. The property includes a .29 acre federally regulated wetland and a class C stream. The stream is tributary to Great Brook which is an impaired waterbody as defined by NYS due to nutrients, low dissolved oxygen, and silt and sediment that impair recreation use and use by aquatic life. The project is over or adjacent to a principal aquifer and .03 miles to historic barns on adjacent properties

The EAF appendix B includes a Visual EAF Addendum which characterizes the site as not visible from parks or site listed on the State or National Historic Register. The tower is visible from County Road 14 which is .3 miles from the project site and CRs 38 and 39 extending from .5 to 1.5 miles from the project site. The project site is also within .3 to .9 miles of SR 64 and visible from local roads: Strong Road, Bennett Road, and Cox Road.. The annual number of likely viewers, primarily from area roadways but also area homes and workplaces, is estimated at 52,560.

The visual character of the area within 1 mile of the project site is characterized as primarily undeveloped with flat and hilly agricultural and forest land and some commercial use. There are other visually similar projects within 3 miles.

Comments

1. Will the tower be visible from Mendon Foundation owned open space? The Foundation owns property within 500' of the project site (131.03-1-2.22) identified in Exhibit J the Agricultural Data Statement. The Foundation website indicates the view from higher elevations of the Sibleyville Nature Reserve extend 30

miles to the south.

2. Vacant area within fenced area appears insufficient to house necessary equipment for 3 additional carriers.
3. The site plan should include a directional arrow.

OCSWCD Comments

1. Consider diverting stormwater from upper portion of access road/ old trail to stormwater management facility.
2. Silt fence should be sloped upslope at ends.
3. Extend silt fence around area of disturbance at the cell tower pad.
4. See updated New York Standards for concrete truck washout design.
5. Topsoil stockpile location not identified.

43 -2022

Town of Victor Planning Board

Class: 1

Type: *Site Plan*

Applicant: *Robert Rotach*

Property Owner: *same*

Representative:

Tax Map Parcel #: *28.00-2-19.000*

Brief Description: *Site plan to build a 40x40 pole barn at 1373 School Street in the Town of Victor.*

This project was previously reviewed as class 1 referral 138-2021 in July 2021 for an area variance to locate the 1,600 SF garage/barn in the front yard.

44 -2022

Town of Richmond Planning Board

Class: 1

Type: *Site Plan*

Applicant: *Birdhouse Holding, LLC*

Property Owner: *same*

Tax Map Parcel #: *135.20-1-17.000*

Brief Description: *Site plan to add a 20'x30' temporary tent and 16 booths (4'x8') at the front of the site and add a pergola overlooking the creek to existing barn, relocate a walk-in cooler, and expand outdoor seating area by stage at Birdhouse Brewery, 8716 Main Street in the Town of Richmond.*

<https://ontariocountyny.gov/DocumentCenter/View/33620/44-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/33621/44-2022-FEMA-Proposed-FP>

<https://ontariocountyny.gov/DocumentCenter/View/33623/44-2022-conceptual-site-plan>

The E Business district requires a 60' front setback. The proposed tent is located 30' from the ROW and the proposed booths located between the existing split rail fence and the parking area extend to within 20' of the ROW. Both will require variances.

The entire property is in the 100 year floodplain and within the draft revised flood plain. No flood elevations are provided for existing floodplain areas north of SR 20 A. The draft FEMA Flood Insurance Rate Map (FIRM) for this area includes flood elevations.

Comment

1. Based on the estimated travel lane width, it appears traffic travel between the east and middle entrance is one-way and requires associated signage.
2. The walk-in cooler and stage should be appropriately anchored to prevent damaged caused by their movement during a flood event.
3. What is the size of the proposed pergola?
4. The applicant should compare the land and finished floor elevation to the 100 year floodplain elevations shown on the attached draft FIRM to evaluate damage risk associated with current projected elevation of a 100 year flood.

45 -2022 Village of Bloomfield Zoning Board of Appeals Class: 2
 Type: *Use Variance*

Applicant: *Heidi Barends-Guerrie*

Property Owner: *Steve Wayne*

Tax Map Parcel #: *80.07-1-9.000*

Brief Description: *Use variance to allow overnight retreat accommodations in conjunction with café and quilt shop in the former Holloway House restaurant at 29 State Street in the Village of Bloomfield,*

<https://ontariocountyny.gov/DocumentCenter/View/33622/45-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/33624/45-2022-variance-application>

The applicant is interested in purchasing the long vacant former Holloway House Restaurant. The building is zoned for community commercial use and is listed on the National register of historic places. The owner has document an average tax loss of \$21,000 over the last 3 years.

46 -2022 Town of Victor Planning Board Class: 1
 Type: *Special Use Permit*

Applicant: *Crown Castle USA Inc. DISH wireless*

Property Owner: *Pinnacle Towers*

Tax Map Parcel #: *1.02-1-24.000*

Brief Description: *Special use permit to install antennas, ancillary tower and group equipment at an existing wireless facility with no change to height or ground space at 90 Baker Road in the Town of Victor. The site is approximately 100' south of the Monroe County line.in the*

47 -2022 Town of Livonia Town Board Class: *exempt*
 Type: *Text Amendment*

Related Referrals: *191.1-2021*

Applicant: *Town of Livonia*

Brief Description: *Text amendment to restrict large scale solar energy and battery energy*

storage in the Town of Livonia.

48- t. napes MU distrcit text amendment

49 Village Bloomfield codification