

# Ontario County Planning Board

## Referrals For Review at the

### Coordinated Review Committee Meeting

April 9th, 2019 At 3:30 pm

### County Planning Board Meeting

April 10th, 2019 At 7:00 pm

Rm. 200 - 2nd Floor Conference Room, 20 Ontario Street, Canandaigua, NY 14424 - Telephone: 585-396-4455

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<b>Referral</b>	<b>Municipality</b>	<b>Referring Board</b>	<b>Applicant</b>	<b>Application Type - Class</b>
<b>65 - 2019</b>	<b>Town of Canadice</b>	<b>Town Board</b>	<b>Town of Canadice</b>	
Text amendment to require special use permit for large scale solar energy systems and to set standards for large and small scale systems in the Town of Canadice.				<b>Text Amendment - Class: 2</b>

#### Map No(s):

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<b>66 - 2019</b>	<b>Town of Victor</b>	<b>Planning Board</b>	<b>Tahven Associates LLC</b>	
Site plan to add 25 parking spaces on a 1.6 acre parcel at 7398-7400 SR 96 in the Town of Victor to facilitate reoccupancy of 9,350 SF formerly occupied by Rochester Flooring, Kitchen, and Bath by Tahven Associates, a provider of medical consultation and out-patient treatment.				<b>Site Plan - Class: 1</b>

#### Map No(s): 15.00-2-26.000

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<b>67 - 2019</b>	<b>Town of Victor</b>	<b>Planning Board</b>	<b>Woodstone Custom Homes</b>	
Technical review of a subdivision sketch plan involving development of 35 lots with set aside of 75 acres. Homes are clustered on 15,000 SF lots with reduced depth and lot frontage. Project located at 3600 CR 41 at East Victor Road in the Town of Victor at the Farmington Town Line.				<b>Technical Review - Class: n/a</b>

#### Map No(s): 40.00-1-28.100

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<b>68 - 2019</b>	<b>Town of Canandaigua</b>	<b>Town Board</b>	<b>Town of Canandaigua</b>	
Text amendments to definitions, districts, standards, and procedures as suggested in the Town of Canandaigua's adopted Agricultural Enhancement Plan to retain farmland and enhance the agricultural economy of the Town.				<b>Technical Review - Class: n/a</b>

#### Map No(s):

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<b>69 - 2019</b>	<b>Town of Canandaigua</b>	<b>Planning Board</b>	<b>Marks Engineering PC</b>	
Subdivision and area variance for creation of conforming lot with existing accessory building and no principal structure along SR 21 northeast of Grandview Park in the Town of Canandaigua.				<b>Subdivision - Class: 1</b>

#### Map No(s): 71.00-1-49.000

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<b>69.1 - 2019</b>	<b>Town of Canandaigua</b>	<b>Zoning Board of Appeals</b>	<b>Marks Engineering PC</b>	
Subdivision and area variance for creation of conforming lot with existing accessory building and no principal structure along SR 21 northeast of Grandview Park in the Town of Canandaigua.				<b>Area Variance - Class: 1</b>

#### Map No(s): 71.00-1-49.000

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<b>Referral</b>	<b>Municipality</b>	<b>Referring Board</b>	<b>Applicant</b>	<b>Application Type - Class</b>
<b>70 - 2019</b>	<b>Town of Canandaigua</b>	<b>Planning Board</b>	<b>Anthony Venezia</b>	
Site plan for 2,000 SF parking area expansion and reconfiguration at Canandaigua County Club 3280 Fallbrook Park in the Town of Canandaigua.				<b>Site Plan - Class: 1</b>
<b>Map No(s): 98.00-1-39.111</b>				
<b>71 - 2019</b>	<b>Town of Canandaigua</b>	<b>Planning Board</b>	<b>Passero Associates</b>	
Site plan, special use permit, and 4 area variances for car wash on 2.1 acre lot at 2586 SR 332 between Tops Market and the Georgian Motel in the Town of Canandaigua. Area variances would allow 6' northside driveway setback when 20' is required and 187 SF of building signage when 48 SF is allowed.				<b>Site Plan - Class: 1</b>
<b>Map No(s): 70.16-4-6.100</b>				
<b>71.1 - 2019</b>	<b>Town of Canandaigua</b>	<b>Planning Board</b>	<b>Passero Associates</b>	
Site plan, special use permit, and 4 area variances for car wash on 2.1 acre lot at 2586 SR 332 between Tops Market and the Georgian Motel in the Town of Canandaigua. Area variances would allow 6' northside driveway setback when 20' is required and 187 SF of building signage when 48 SF is allowed.				<b>Special Use Permit - Class: 1</b>
<b>Map No(s): 70.16-4-6.100</b>				
<b>71.2 - 2019</b>	<b>Town of Canandaigua</b>	<b>Zoning Board of Appeals</b>	<b>Passero Associates</b>	
Site plan, special use permit, and 4 area variances for car wash on 2.1 acre lot at 2586 SR 332 between Tops Market and the Georgian Motel in the Town of Canandaigua. Area variances would allow 6' northside driveway setback when 20' is required and 187 SF of building signage when 48 SF is allowed.				<b>Area Variance - Class: AR 2</b>
<b>Map No(s): 70.16-4-6.100</b>				
<b>72 - 2019</b>	<b>Town of Canandaigua</b>	<b>Planning Board</b>	<b>Stahl, Adam</b>	
Site plan and special use permit for special event parking at Star Cider, 3365 SR 364 at the corner of Marvin Sands Drive in the Town of Canandaigua.				<b>Site Plan - Class: 1</b>
<b>Map No(s): 98.11-2-8.200</b>				
<b>73 - 2019</b>	<b>Town of Canandaigua</b>	<b>Zoning Board of Appeals</b>	<b>Meagher Engineering</b>	
Lot line adjustment to combine 2 lots with .89 acres, demolish 2 houses and a garage and construct a new home and garage requiring six area variances for a: 12' front setback when 60' is required, 26' rear setback when 60' is required, 18% building coverage when 15% is allowed, 27% lot coverage when 25% is allowed, 15' MHW setback when 25' is required, & 29' stream setback when 100" is required at 3719 & 3725 CR 16 in the Town of Canandaigua.				<b>Area Variance - Class: AR 2</b>
<b>Map No(s): 113.05-1-28.000, 113.05-1-20.000</b>				
<b>74 - 2019</b>	<b>Town of Richmond</b>	<b>Town Board</b>	<b>Town of Richmond</b>	
Map amendment to change zoning of parcel on Main Street in the Town of Richmond across from Parklawn Apartments and between a home and a gas station to Industrial				<b>Map Amendment - Class: 2</b>
<b>Map No(s): 136.17-1-43.000</b>				

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<b>75 - 2019</b>	<b>Town of Canandaigua</b>	<b>Planning Board</b>	<b>Hanford, Geoffrey</b>	
Site plan for gravel parking area at Uptown Tire, 5291 Kepner Road at SR 332 in the Town of Canandaigua.				<b>Site Plan - Class: 1</b>
<b>Map No(s): 56.00-2-24.450</b>				
<b>76 - 2019</b>	<b>Town of Gorham</b>	<b>Zoning Board of Appeals</b>	<b>Schwab, Hans &amp; Cindy</b>	
Area variance for 8' wide covered porch on north and west side of house at 5187 CR 11 in the Village of Rushville. Porch reduces Lakeview Avenue front setback from 20' to 12.4' when 35' is required and extends east line of house which has a 12.9' side setback when 15' is required.				<b>Area Variance - Class: 1</b>
<b>Map No(s): 154.12-1-29.00</b>				
<b>77 - 2019</b>	<b>Town of Victor</b>	<b>Zoning Board of Appeals</b>	<b>Miller, Bethany</b>	
Area variance for construction of an accessory structure on a residential lot that does not have a principal structure at North Road at Strong Road in the Town of Victor. Action does not require a site plan.				<b>Area Variance - Class: Exempt</b>
<b>Map No(s): 38.00-1-41.210</b>				
<b>78 - 2019</b>	<b>Town of Victor</b>	<b>Zoning Board of Appeals</b>	<b>Christopher, Felix and Rane</b>	
Area variance for subdivision to create a new 3 acre conforming lot on Benson Road in the Town of Victor. The subdivision of the 14 acre lot at 7850 Royal Woods exceeds the allowable density of the approved subdivision.				<b>Area Variance - Class: 1</b>
<b>Map No(s): 5.01-1-25.006</b>				
<b>78.1 - 2019</b>	<b>Town of Victor</b>	<b>Planning Board</b>	<b>Christopher, Felix and Rane</b>	
Area variance for subdivision to create a new 3 acre conforming lot on Benson Road in the Town of Victor. The subdivision of the 14 acre lot at 7850 Royal Woods exceeds the allowable density of the approved subdivision.				<b>Subdivision - Class: 1</b>
<b>Map No(s): 5.01-1-25.006</b>				
<b>79 - 2019</b>	<b>Town of Victor</b>	<b>Planning Board</b>	<b>Bell Atlantic Mobile of Allentown DBA Ve</b>	
Site plan and special use permit for upgrading an existing wireless telecommunications facility on the roof of an existing building at 200 Cobblestone Court Drive in the Town of Victor.				<b>Site Plan - Class: 1</b>
<b>Map No(s): 1.02-1-8.00</b>				
<b>79.1 - 2019</b>	<b>Town of Victor</b>	<b>Planning Board</b>	<b>Bell Atlantic Mobile of Allentown DBA Ve</b>	
Site plan and special use permit for upgrading an existing wireless telecommunications facility on the roof of an existing building at 200 Cobblestone Court Drive in the Town of Victor.				<b>Special Use Permit - Class: 1</b>
<b>Map No(s): 1.02-1-8.00</b>				

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<b>80 - 2019</b>	<b>Village of Manchester</b>	<b>Zoning Board of Appeals</b>	<b>Crowell, Tim</b>	
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Three area variances and sign permit for sign at First Baptist Church at 52-54 Main Street in the Village of Manchester. Proposed sign is 12' from the ROW when 15' is required, 25 SF when 16 SF is allowed, and has a height of 6.6' when 4' is allowed.

**Area Variance - Class: AR 2**

**Map No(s): 32.17-1-49.000**

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<b>81 - 2019</b>	<b>Town of Victor</b>	<b>Planning Board</b>	<b>Welch, John</b>	
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Site plan to construct a 4,000 SF pole barn for equipment storage in parking area on lot at 60 Cherry Street at SR 444 in the Town of Victor.

**Site Plan - Class: 1**

**Map No(s): 40.00-1-40.112**

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