

ONTARIO COUNTY PLANNING BOARD

Referrals for Review at the: **Coordinated Review Committee Meeting –Tuesday December 13,2022, at 3:30pm**
County Planning Board Meeting –December 14, 2022 at 7:00pm 20 Ontario Street, Canandaigua
 Telephone: 585-396-4455

Referral #	Municipality_2	Applicant	Application Type	Class	Page
208	Town of Geneva	Town Board	Map Amendment	1	1
209	Town of Geneva	Town Board	Text Amendment	2	2
210	Town of Geneva	Town Board	Text Amendment	2	
211	Town of Victor	Lanse Toth	Area Variance	1	3
212	Town of Victor	RKH Golf LLC	Site Plan	1	
213	Town of Canandaigua	Grove Engineering	Site Plan	1	
214	Town of Canandaigua	Grove Engineering	Special Use Permit	1	4
215	Town of Canandaigua	Venezia & Associates	Site Plan	Exempt	
216	Town of Canandaigua	Venezia & Associates	Area Variance	Withdrawn	
217	Town of Canandaigua	Charles & Ellen Miller	Subdivision	Exempt	5
218	Town of Canandaigua	Marathon Engineering	Site Plan	1	
219	Town of Victor	Fred Rainaldi	Area Variance	1	
220	Town of Victor	Jeff Engebrecht	Area Variance	1	6
221	Town of Farmington	Town Board	Map Amendment	2	7
222	Village of Phelps	Village Board	Moratorium	1	9
223	City of Canandaigua	267 S. Main LLC	Site Plan	1	
224	City of Canandaigua	267 S. Main LLC	Area Variance	1	10

208 -2022

Town of Geneva Town Board

Class: 1

Type: Map Amendment

Related Referrals: 209-2022

Applicant: Town Board

Brief Description: Zoning text and map amendments to rezone 2 parcels west of CR 6 at White Springs Lane and portion of 2 additional parcels west of CR 6 from R-4 Residential Medium Density to TC-1 Town Center Mixed Use and to add as permitted uses health care facility in the R-5 Residential High Density District, health care and congregate care facility in the TC-1 Town Center Mixed Use and TC-2 Town Center Arterial districts and to amend regulations for keeping of chickens on residential lots to allow 6 hens in the Town of Geneva

<https://ontariocountyny.gov/DocumentCenter/View/36728/208--2022-zoning-map-mark-up>

<https://ontariocountyny.gov/DocumentCenter/View/36730/209-2022-map-amendment-ll>

<https://ontariocountyny.gov/DocumentCenter/View/36729/208-2022-text-amendment-ll>

211 -2022 Town of Victor Zoning Board of Appeals Class: 1
 Type: *Area Variance*

Applicant: *Lanse Toth*

Property Owner: *T_sport LLC*

Tax Map Parcel #: *15.01-1-35.300*

Brief Description: *Area variance to reduce west side setback from 30' to 11' to accommodate a 1,500 SF building addition at Toth Sports, 71 Victor Heights Parkway in the Town of Victor.*

<https://ontariocountyny.gov/DocumentCenter/View/36732/211-2022-site-plan>

The adjacent building at 75 Victor Heights Parkway houses similar business to business and retail uses.

212 -2022 Town of Victor Planning Board Class: 1
 Type: *Site Plan*

Applicant: *RKH Golf LLC*

Property Owner: *same*

Tax Map Parcel #: *16.00-1-43.112*

Brief Description: *Site plan to add two-story 1,660 SF addition to accommodate expanded pro shop at the existing club house and to add 1,700 SF patio at Ravenwood Golf, 929 Lynaugh Road in the Town of Victor.*

<https://ontariocountyny.gov/DocumentCenter/View/36733/212-2022-site-plan>

The proposed addition involves the removal of 14 trees and regrading of the disturbed area to accommodate the building addition and the outdoor patio.

Comments

- 1.. What stormwater management practice are been installed to mitigation the impacts of the increased impervious area?

213 -2022 Town of Canandaigua Planning Board Class: 1
 Type: *Site Plan*

Related Referrals: *214-2022*

Applicant: *Grove Engineering*

Property Owner: *Sutter Creek LLC*

Representative: *Warren Zimmerman, General contractor*

Tax Map Parcel #: *71.00-1-25.100*

Brief Description: *Site plan and special use permit for 11,800 SF boat storage building adjacent to two existing boat storage buildings at Sutter Marine, 2790 CR 10 in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/36734/213-214-2022-Co-Rd-10-2790-2022-11-02-Site-Plan>

The Industrially zoned project site also accommodates outdoor boat storage. Properties to the north and south in the Town of Canandaigua are Industrial zoned residential properties. Properties to the east across CR 10 in

the Town of Hopewell are residential uses zoned R-1. The proposed building is west of the existing buildings and is screened by them.

Comments

1. There is no frontage landscaping along either of the Sutter Creek boat storage properties.
2. Is the applicant proposing expansion of the commercial outdoor storage use? If so, allowable outdoor storage area and required enclosure/screening should be shown on the site plan.
3. What stormwater management is proposed to mitigate the impacts of increased impervious surface?

214 -2022 Town of Canandaigua Planning Board

Class: *I*

Type: *Special Use Permit*

Related Referrals: 213-2022

Applicant: *Grove Engineering*

Property Owner: *Sutter Creek LLD*

Representative: *Warren Zimmerman*

Tax Map Parcel #: 71.00-1-25.100

Brief Description: *Site plan and special use permit for 11,800 SF boat storage building adjacent to two existing boat storage buildings at Sutter Marine, 2790 CR 10 in the Town of Canandaigua.*

See information at 213-2022.

215 -2022 Town of Canandaigua Planning Board

Class: *Exempt*

Type: *Site Plan*

Related Referrals: 216-2022

Applicant: *Venezia & Associates*

Property Owner: *John & Kelly Alvermann*

Tax Map Parcel #: 98.13-1-20.000

Brief Description: *Site plan and area variance for addition to a residence at 3473 Lakeview Lane in the Town of Canandaigua.*

216 -2022 Town of Canandaigua Zoning Board of Appeals

Class: *Withdrawn*

Type: *Area Variance*

Related Referrals: 215-2022

Applicant: *Venezia & Associates*

Property Owner: *John & Kelly Alvermann*

Tax Map Parcel #: 98.13-1-20.000

Brief Description: *Site plan and area variance for addition to a residence at 3473 Lakeview Lane in the Town of Canandaigua.*