

**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

This document will serve as both the draft minutes for the Ontario County Planning Board and as the Official Notice of Findings and Decision for the applications reviewed by the CPB. It can also be viewed at the Ontario County Planning Department Website <http://www.co.ontario.ny.us/index.aspx?nid=516>

Attendance and Minutes..... 2

Referral Reviews and Board Action..... 2

General Procedures and Legal Obligations for Referring Agencies.....15

Results Key - Recommended referring body action: A = approve, A-M = Approve with Modification, D = disapproval NA =

No Action Other Results: I =incomplete \*=use not allowed

Referral #	Municipality_2	Applicant	Application Type	Class	Page
208	Town of Geneva	Town Board	Map Amendment	2	2
209	Town of Geneva	Town Board	Text Amendment	2	3
210	Town of Geneva	Town Board	Text Amendment	2	3
211	Town of Victor	Lanse Toth	Area Variance	1	4
212	Town of Victor	RKH Golf LLC	Site Plan	1	4
213	Town of Canandaigua	Grove Engineering	Site Plan	Withdrawn	5
214	Town of Canandaigua	Grove Engineering	Special Use Permit	Withdrawn	5
215	Town of Canandaigua	Venezia & Associates	Site Plan	Exempt	6
216	Town of Canandaigua	Venezia & Associates	Area Variance	Withdrawn	6
217	Town of Canandaigua	Charles & Ellen Miller	Subdivision	Exempt	6
218	Town of Canandaigua	Marathon Engineering	Site Plan	1	6
219	Town of Victor	Fred Rainaldi	Area Variance	AR 2	7
220	Town of Victor	Jeff Engebrecht	Area Variance	1	8
221	Town of Farmington	Town Board	Map Amendment	2	9
222	Village of Phelps	Village Board	Moratorium	1	12
223	City of Canandaigua	267 S. Main LLC	Site Plan	1	12
224	City of Canandaigua	267 S. Main LLC	Area Variance	1	13
225	Village of Naples	Town Board	Text Amendment	2	14

**Call To Order/Roll Call:** Chair Wildman called the 12/14/22 CPB meeting to order at 7:02 and requested Ms. Holley to do roll call. Ms. Holley presented roll call and reported that there were sixteen (16) members present physically at 20 Ontario Street, meeting the quorum requirement.

**Guests:** Ryan Destro/BME & Rob Brenner Canandaigua Development Corporation, LLC

**Minutes:**

- Motion made by *Michael Woodruff* to approve the 11/9/22 minutes with revisions to 206-2022 regarding classification as class 2 and return to the local board with a recommendation of approval, seconded by *Roslyn Grammar* **Motion carried.**

Cities	Member name in bold if on local legislative, planning, or zoning board	P-Present / V – Virtual A – Absent, E – Excused Absence	
Canandaigua	Doug Dello Stritto	P	
Geneva	Paul Passavant	P	
<b>Towns</b>			
Bristol	<b>AJ Magnan ZBA</b>	P	
Canadice	<b>Stephen Groet PB</b>	P	
Canandaigua	Shawna Bonshak	P	
East Bloomfield	<b>Mike Woodruff PB</b>	P	
Farmington	Ted Liddell		E
Geneva	Steven High	P	
Gorham	<b>Gabrielle Harris PB</b>	P	
Hopewell	Vacant	-----	-----
Manchester	Tammy Worden	P	
Naples	Marion Mueller		A
Phelps	<b>Nina Tilman PB alt</b>	P	
Richmond	<b>Leonard Wildman PB</b>	P	
Seneca	Roslyn Grammar	P	
South Bristol	<b>Bessie Tyrrell PB</b>	P	
Victor	Mike Crowley	P	
West Bloomfield	<b>Ruth Cahn ZBA</b>	P	
<b>Alternate Member</b>	Jack Dailey	P	

208 - 2022

Town of Geneva Town Board

Class: 2

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://www.ontariocountyny.gov/DocumentCenter/View/36781/208-2022-aerial>

<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>

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.*
- 217 -2022                      Town of Canandaigua   Planning Board                      Class: *Exempt*  
    Type: *Subdivision*  
    Applicant: *Charles & Ellen Miller*  
    Property Owner: *Charles & Ellen Miller*  
 Tax Map Parcel #: 96.00-1-46.100  
 Brief Description: *Single lot subdivision of 108 acre lot at 3272 Hickox Road in the Town of Canandaigua.*
- 218 -2022                      Town of Canandaigua   Planning Board                      Class: *1*  
    Type: *Site Plan*  
    Applicant: *Marathon Engineering*  
    Property Owner: *Brunner Properties*  
 Tax Map Parcel #: 70.00-1-41.100  
 Brief Description: *Site plan for 11,625 SF building addition and additional access and parking at Artisan Meats, 2640 Brickyard Road in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/36736/218-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/36737/218-2022-Brickyard-Rd-2640-2022-11-01-Site-Plans-1>