

**ONTARIO COUNTY PLANNING BOARD**

Referrals for Review at the: **Coordinated Review Committee Meeting –Tuesday Feb 8, 2022, at 3:30pm –**  
**County Planning Board Meeting –February 9, 2022 at 7:00pm [Hybrid Meeting Click Join Meeting hyperlink below](#)**  
 Telephone: 585-396-4455

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Wednesday, February 9, 2022

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

[Start meeting](#)

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18 -2022                                      Town of Phelps    Zoning Board of Appeals                                      Class: 1

Type: *Area Variance*

Applicant: *Dendis Sand & Gravel*

Property Owner: *HLD Properties*

Representative: *Jason McCormick*

Tax Map Parcel #: *49.00-1-36.100*

Brief Description: *Area variance for two 80' concrete silos at Dendis Sand and Gravel on the north side of SR 96 southeast of the SR 96/SR 14 cloverleaf in the Town of Phelps. Associated site development includes a 1,600 SF building, 4 storage bins, and new septic system.*

<https://www.ontariocountyny.gov/DocumentCenter/View/32715/18-2022-aerial>

<https://www.ontariocountyny.gov/DocumentCenter/View/32716/18-2022-plan--nys-rte-96---dendis>

The height limit for the property is 45'. The location of the proposed development area for the silos, building and other site modifications is 346' to 400' from all property lines.

19 -2022                                      Town of Geneva    Town Board                                      Class: 2

Type: *Map Amendment*

Applicant: *Jacob Fox*

Property Owner: *Brian Nicholas*

Tax Map Parcel #: *133.00-1-17.110*

Brief Description: *Map amendment to create a PUD at 4182 Route 14 in the Town of Geneva. Planned uses for the 59-acre property include 3 homes, a silvo-pasture farm, farmstand near Big Alice Brewery, and a glamping area.*

[https://www.ontariocountyny.gov/DocumentCenter/View/32718/19-2022\\_13300-1-17110\\_Aerial-Photo-Map](https://www.ontariocountyny.gov/DocumentCenter/View/32718/19-2022_13300-1-17110_Aerial-Photo-Map)

<https://www.ontariocountyny.gov/DocumentCenter/View/32717/19-2022-site-plan>

Adjacent land uses include, Bayview Heights, a suburban density residential subdivision to the south, White Springs Brook and agricultural fields to the west, vacant forested land and several 1.5 to 7 acre residential lots to the north, and vacant land, 2 residential lots of less than 1 acre, Big aLICE Brewing and White Springs Winery along SR 14 in front of the property to the east.

According to Oncor, the property is in OC Agricultural District #1. The NWI indicates a potential federal wetland along White Springs Brook along the west property boundary, likely the 1.1-acre wetland referenced in the application materials. There is also an area of 16-30 percent slope in the southwest corner of the site.

**Comments**

1. In developing the silvo-pasture farm and management plan, care should be taken to select species, breed, and type of animals and size of herd able to make use of the former orchard trees in a rotational grazing pattern without trampling existing vegetation and creating risk for erosion.

2. Given the narrow lot frontage and existing driveway density, it is desirable to identify a shared access point.
3. Any PUD approval should clearly define the access point, circulation system, number and location of residential uses, and guest accommodations, scale and location of farmstand and special event parking, and any limits on special events frequency, size, or nature.

20 -2022 Town of West Bloomfield Planning Board

Class: 1

Type: *Subdivision*

Applicant & owner: *John & Julie Vandemar:*

Representative: *James H. Missell & Associates*

Tax Map Parcel #: *50.00-1-78.100 & 50.00-1-78.210*

Brief Description: *Subdivision to create 3 frontage lots of 5.6, 9, and 10 acres with 300', 600', and 250' of frontage and a 44.5-acre remainder lot on the south side of SR 65 at CR 14 and Hickory Lane in the Town of West Bloomfield.*

<https://www.ontariocountyny.gov/DocumentCenter/View/32734/20-2022-aerial>

<https://www.ontariocountyny.gov/DocumentCenter/View/32719/20-2022-CONTEXT3-PSPSHEET1>

<https://www.ontariocountyny.gov/DocumentCenter/View/32720/20-2022-vandemar-map>

This subdivision is a re-subdivision of 2 lots with 14 and 55 acres. The proposed subdivision will reduce the western most residential lot from 14 to 9 acres as lot R-A, re-allocating creek frontage/floodplain area to the remainder lot (Lot R-1A). Lot R-A and the remainder lot includes easements to the City of Rochester and Iroquois Gas Company.

There are 2 existing residential lots surrounded by the 55 acres parcel and the proposed subdivision would create 2 additional frontage lots (lots R-1B and R-1C). The proposed frontage lots have 250' and 305' feet of frontage; the existing lots have 200; and 630' of frontage and all have 500' to 800' or more feet of depth.

Proposed lot R-A is zoned R-2 permitting duplex and single-family homes; multi-family, place of worship, and various types of in-home care with site plan review; and allowing office, service, and small-scale retail uses by special use permit.

The other lots are zoned R-1 permitting single family residential and agricultural uses.

The creek frontage is either floodplain or has slopes of 16 to 30 percent.

#### Comments

1. The referring board should request a sight distance analysis of the suitability of the remainder lot frontage for an access point to the maximum number of lots allowed by current zoning and consider noting the preferred alignment of such future access connection in relation to CR 14 and Hickory Lane on the subdivision plan. The sight distance analysis should also identify an appropriate location for the access point for lot R-1B to avoid conflict with vehicle movements at the Y intersection where CR 14 intersects SR 65.
2. This subdivision must also be referred to the Livingston County Planning Board. As it is within 500' of the Livingston County/Town of Lima boundary.
3. Who owns what appears to be a drainage easement from SR 65 to Honeoye Creek?
4. Does Irondequoit Gas Corporation operate a gas line in the former Canandaigua & Niagara Falls Railroad ROW?

21 -2022 Town of Victor Zoning Board of Appeals

Class: 1

Type: *Area Variance*

Applicant: *Michell Design Build*

Property Owner: *Mary Catherine Van Bortel*

Representative: *Mitchell Design Build*

Tax Map Parcel #: *28.04-2-64.00*

Brief Description: *Area variance to allow vehicle parking within the required 80' parking setback at Van Bortel Subaru, 6305 SR 96 in the Town of Victor. Requested variance would allow parking 40' from the ROW, similar to other adjacent applicant owned properties.*

[https://www.ontariocountyny.gov/DocumentCenter/View/32723/21-2022\\_2804-2-64000\\_Aerial-Photo-Map](https://www.ontariocountyny.gov/DocumentCenter/View/32723/21-2022_2804-2-64000_Aerial-Photo-Map)

<https://www.ontariocountyny.gov/DocumentCenter/View/32722/21-2022-vanbortesite-plan>

Applicant owns 3 frontage lots with a total of 6 acres to the west of subject site. Adjacent applicant owned properties have 40' setback from the road ROW. The ZBA approved a 50' setback in 1986, but applicant paved to within 40' of the road ROW and the ZBA approved a variance for the 40' setback when adding a parcel to the variance in 1999.

According to Oncor, the southern portion of all applicant owned properties are in the Mud Creek floodplain. The subject property borders the Village of Victor to the east where the existing land use is a mini storage facility. There is a townhouse development across SR 96 to the north.

The proposed for sale vehicle display area will disturb .97 acres of the 4.1-acre site extending approximately 100' from the roadway. The applicant has indicated the existing vehicle display area occupies 765' of frontage and the proposed area would extend the display area another 270'.

Though Oncor does not identify the presence of wetlands, the applicant has identified a Federal Riverine wetland in the southwest corner of site that will not be disturbed. There are areas of 16 to 30 and 31 to 64 percent slope at the rear of the site along the creek.

**Comments**

1. The applicant should be required to provide streetscape landscaping.

22 -2022

Town of Victor Planning Board

Class: 1

Type: *Special Use Permit*

Applicant: *Crown Castle*

Property Owner: *Town of Victor*

Tax Map Parcel #: *6.00-1-1.120*

Brief Description: *Special use permit for replacement of antennas and ancillary tower and ground equipment on an existing telecommunications tower on Town owned land off Bensen Road in the Town of Victor.*

23- 2022

Town of Manchester Planning Board

Class: 1

Type: *Special Use Permit*

Related Referrals: *24-2022 & 25-2022*

Applicant: *John Yates*

Property Owner: *same*

Representative: *Marks Engineering*

Tax Map Parcel #: *44.03-1-30.000*

Brief Description: *Special use permit, site plan, and sign permit for bistro in existing restaurant building at 1715 SR 21 in the Town of Manchester. The 1,500 SF restaurant will be expanded to include vestibule, enclosing deck area to accommodate bar/dining space, and a 2,400 SF pole barn with 200 SF covered patio to house office and future micro-brewery.*

[https://www.ontariocountyny.gov/DocumentCenter/View/32726/23-2022\\_4403-1-30000\\_Aerial-Photo-Map](https://www.ontariocountyny.gov/DocumentCenter/View/32726/23-2022_4403-1-30000_Aerial-Photo-Map)

<https://www.ontariocountyny.gov/DocumentCenter/View/32725/23-2022>

According to Oncor, the 3.2 acres site was previously operated as a snack bar. The property has some areas of 16 to 30 and 31 to 60 percent slope and there is a DEC wetland and floodplain along the outlet to the rear/east of the property. Existing adjacent land use includes a solar array to the south, a motor vehicle service business to the north and residential and agricultural uses across SR 21 to the west.

The proposed pole barn will be located to the rear of the existing parking lot approximately 30' from the southern property line. The applicant proposes to install a grinder pump in the existing septic tank and a force line from the pump tank to the sewer line located on the neighboring property to the north.

#### Comments

1. What provisions are being made for stormwater management related to the 2,400 SF pole barn?
2. The applicant has not submitted a site plan that meets the requirements of 325-75 K (2). If the planning board is waiving site plan requirements the board must include findings, limit such waiver to elements allowed in the regulations, and document such findings in their minutes.

24 -2022

Town of Manchester Planning Board

Class: *1*

Type: *Site Plan*

Related Referrals: *23-2022 7 25-2022*

Applicant & owner: *John Yates*

Tax Map Parcel #: *44.03-1-30.000*

Brief Description: *Special use permit, site plan, and sign permit for bistro in existing restaurant building at 1715 SR 21 in the Town of Manchester. The 1,500 SF restaurant will be expanded to include vestibule, enclosing deck area to accommodate bar/dining space, and a 2,400 SF pole barn with 200 SF covered patio to house office and future micro-brewery.*

See information at 23-2022.

25 -2022

Town of Manchester Planning Board

Class: *1*

Type: *Sign Permit*

Related Referrals: *23-2022 & 24-2022*

Applicant & owner: *John Yates*

Tax Map Parcel #: *44.03-1-30.00*

Brief Description: *Special use permit, site plan, and sign permit for bistro in existing restaurant building at 1715 SR 21 in the Town of Manchester. The 1,500 SF restaurant will be expanded to include vestibule, enclosing deck area to accommodate bar/dining space, and a 2,400 SF pole barn with 200 SF covered patio to house office and future micro-brewery.*

See information at 23-2022.

26 -2022 Town of East Bloomfield Town Board

Class: 1

Type: *Other Recreation Master Plan*

Applicant: *Town of East Bloomfield*

Brief Description: *Updated Recreation Master Plan for the Town and Village of East Bloomfield.*

<https://www.ontariocountyny.gov/DocumentCenter/View/32727/26-2022-e-bloom-parks-plan>

The Town and Village of East Bloomfield updated their 2008 Recreation Master Plan. The 2020 Comprehensive Plan and 2022 Recreation Master Plan identify the recreation mission as offering residents and visitors a balanced system of parklands, open spaces, and leisure opportunities to foster healthy lifestyles, maintain the area's scenic character, and contribute to quality of life.

Existing recreation facilities in East Bloomfield include:

- Elton Park, a 1.9 acre gathering space with gazebo in the village,
- Veterans Park, an 18-acre park on NYS 5/US 20 outside the village with a community building and variety of fields and courts,
- Boughton Park Reserve, a forever wild area with 2 lakes, boat launch, and pavilion owned jointly with Towns of Victor and West Bloomfield for the enjoyment of their residents,
- Pickle Park a pocket park in the village,
- Indoor and outdoor facilities at Bloomfield Central Schools, includes several gyms, tennis courts, athletic fields, and a performing art center,
- a school used cross country course at the privately owned Parkview Fairways Golf Course, and
- 3.4 miles of snowmobile trail C4 managed and maintained by the Finger Lakes Snowmobile Club.

Many of East Bloomfield's volunteer youth recreation organizations (baseball, soccer, lacrosse), and the school district also service those in Bristol, West Bloomfield, and/or Farmington. The existing senior program at Veterans Park is privately operated.

Based on analysis of community demographics, land use, a survey, and interviews with current recreation providers, this Recreation Master Plan identifies the following desired facilities and activities:

- Additional rectangular fields to prevent overuse and allow maintenance of existing fields; potential need for additional baseball/softball fields as well.
- Trail connections between neighborhoods, parks, and intermunicipal trail systems. The former railroad ROW, though currently in private ownership, may provide an opportunity to link the village and Veterans Park.

- Improve the Annex building at Veteran Park to provide additional community meeting/gathering space. Other park needs include water and electrical service extensions, tree planting, storage, grills, signage, restrooms, and potential access from SR 444
- Secure funding for needed improvements/expansion at Boughton Park Reserve: dam remediation, dock maintenance, more portable restrooms, more on-site canoe/kayak storage, trails, educational programs, and potential for additional parking.
- Ensure lands, facilities and programs accommodate persons of differing abilities, include those with disabilities.
- A pull-off or picnic spot to allow greater enjoyment of 1 or more key vistas along SR 444.
- Consider additional sidewalks at Pickle Park and the commercial area at NYS 5/US 20 and SR 444.
- Publicize historic markers, buildings, and districts and increase community awareness of community scenic, historic, and cultural assets.
- Retain a recreation director/coordinator to work with the School District on scheduling facilities and activities.
- East Bloomfield would consider partnering with user groups to establish a skatepark, teen center and/or equestrian trails.
- Community may undertake larger role in recreational programming and services for seniors.
- East Bloomfield considering adoption of stream buffers to protect water quality and provide opportunity for future trails.
- Appropriately support any facility or program expansion with an analysis of sources of development and maintenance funds and invest in park Master Plans and quality design to minimize long-term operating and maintenance costs.

27 -2022

Town of Geneva Planning Board

Class: 1

Type: *Site Plan*Applicant: *Greg Missick*Property Owner: *same*Representative: *Passero Associates*Tax Map Parcel #: *133.11-2-61.000, 133.11-2-00.100, 133.00-1-20.000*

Brief Description: *Amended subdivision of 35 acres in phase 3 of Bayview Heights to allow 92 SF lots and associated open space, stormwater management, and access from SR 14 via Bayview Heights and from Turk Road in the Town of Geneva.*

<https://www.ontariocountyny.gov/DocumentCenter/View/32735/27-2022-aerial>

<https://www.ontariocountyny.gov/DocumentCenter/View/32737/27-2022-color-overall-siteplan>

<https://www.ontariocountyny.gov/DocumentCenter/View/32728/27-2022-site-plan>

This site plan amendment involves re-subdivision of 3 to 5 parcels. The main parcel is 35.5 acres, The site plan proposed also includes a stormwater management facility and walking trails on a 5-acre park property set aside as part of the previously developed subdivision. The proposed site plan also includes road D connecting all phases of Bay Heights subdivision to Turk Road via approximately 850' of dedicated road on a portion of a 146 acre parcel the applicant owns under a different LLC. The proposed site plan also appears to include 2 or possibly more previously subdivided lots in earlier phases of the Bay Heights subdivision (133.11-3-98.000, 133.11-3-4.00, 133.11-3-5.00, 133.11-3-6.00).

According to Oncor, adjacent land uses include existing single family residential subdivision to the north and east, White Spring Brook on the property at the western boundary with larger lot single family development along a private road further west, and undeveloped lands owned by the applicant north and south of Turk Road. Oncor also indicates area of 16 to 30 percent slope east of White Springs Brook.

#### Comments

- Existing and proposed areas of steep slopes should be shown on the plans. The cover sheet shows the location of proposed lots on an aerial photo. This image suggests some disturbance to the woods and potentially steep slope areas along the western site boundary, particularly the lots at the north end of roads B and C.
- Where will the stormwater from road D, road connection to Turk Road, be directed?
- Is private stormwater management pond an allowable use of the 5-acre lot set aside as parkland in conjunctions with previous phases of Bayview Heights subdivision.?
- Is there an existing and/or proposed homeowners association to maintain the park and stormwater management facilities or will they be dedicated to the Town?
- The project record should clearly indicate the number of lots and acreage of lands previously platted that will remain unchanged and the lots and acreage included in the currently proposed 92 lots.
- The submitted materials indicate previously approved lots are 60' x 110' while proposed lots are 70'x115' (8,750 SF) The R-1 district currently requires 90 x 110 lots and overall density of 1 unit per 10,000 SR of site area. Will lot size or density variance be required?
- Sheet 23 should include a street tree planning schedule.
- Will untreated runoff from steeply slopes areas between homes in drainage subareas 1B and 2B lead to undesirable erosion or water quality impacts?

#### OCSWCD Comments

- Consider a no P fertilizer unless soil test indicate a need.
- Concrete truck washout should be installed during the construction of sidewalks and be available on site.
- Silt fence is needed downslope of proposed storm water pond shown on C114 behind homes 1-3
- Topsoil stockpiles have not been indicated on plans
- Areas of steep slopes should be stabilized quickly using a specified steep slope seed mix. Consider the use of rolled erosion control fabric as well.

28 -2022

Town of Farmington Planning Board

Class: 1

Type: *Site Plan*

Applicant: *TOMRA NY Recycling LLC*

Property Owner: *same*

Representative: *Nicole Lake*

Tax Map Parcel #: *17.00-1-25.110 & 17.00-1-25.200*

Brief Description: *Site plan for glass processing system upgrade at TOMRA Recycling, 5923 Loomis Road in the Town of Farmington.*

<https://www.ontariocountyny.gov/DocumentCenter/View/32730/28-2022>

<https://www.ontariocountyny.gov/DocumentCenter/View/32740/28-2022-site-plan>

The associated site modifications will disturb .51 acres of the existing parking area. Site modifications are location near the glass processing line in the southeast corner of the existing building and include changes to the weigh station and site stormwater management system.

#### Comments

1. Will all existing drainage that is scheduled to be removed during demolition be capped? How will existing drainage infrastructure be protected during demolition?
2. Silt fence should be installed around the perimeter of disturbance prior to the removal of existing asphalt.
3. Location of concrete truck washout has not been identified.
4. Location of stabilized construction entrance has not been identified

29 - 2022 Town of Farmington Zoning Board of Appeals Class: 1  
 Type: *Area Variance*

Applicant: *A Safe Place Storage*

Property Owner: *same*

Related Referrals: *148-2021 July, 6-2022 and 17-2022 January 2022*

Tax Map Parcel #: *29.00-2-1.120*

Brief Description: *Area variances to allow a mini-storage building to be 131' wide when a maximum of 40' is allowed; interpretation and/or variance to allow outdoor vehicle storage including parking of moving vehicles associated with applicant's moving business on the site when code prohibits outdoor storage of goods and materials.*

<https://ontariocountyny.gov/DocumentCenter/View/32457/6-2022-aerial>

<https://www.ontariocountyny.gov/DocumentCenter/View/32732/29-2022-safe-place-variance-site-plan>

A previous site plan was reviewed as referral 148-2021 in July 2021. An updated site plan and a special use permit were reviewed as referrals 17-2022 and 6-2022 in January 2022. Relevant comment from previous review are repeated below. The variance site plan submitted with this referral relocates outdoor storage from the center of the site over the force main easement to replace 3,000 SF building G along Denny Drive, increases the number of outdoor storage parking spaces from 9 to 15, and increases the size of climate controlled building A from 15,295 to 16,929.SF. No revisions to the landscaping plan were submitted. Denny Drive is a private road, and the January site plan does not show landscaping that would screen the proposed outdoor storage from Denny Drive. There is landscaping proposed along Commercial Drive and on the east side of the entrance from Denny Drive.

Farmington Zoning Code allows mini-warehouses and temporary (up to 18 months) outdoor storage of materials by special use permit in the LI district.

#### **July 2021 Comments**

1. Does the site plan provide minimum required green space, given that the existing sanitary sewer easement area cannot be used in the calculation of green space?
2. What pedestrian facilities are planned to allow access by residents southwest of Collett and Hook Roads to the commercial facilities along SR 332?

#### **July 2021 OCSWDC Comments**

1. SWPPP not provided, difficult to make comments.
2. Does silt fence enclose all disturbed areas?
3. Plant species for bio-retention facility and planting plan not shown on landscape plans

#### **January 2022 Comment**

1. Clarify whether building F is 4,200 SF as stated on site plan or 5,400 SF as indicated on Erosion Control Plan, Landscape Plan, and Utility Plan.
2. The landscape plan appears to show tree and shrub planting very close or within steeply banked stormwater management facilities.

**January 2022 OCSWCD Comments**

1. Concrete truck washout should be located a minimum of 100 feet from all stormwater inlets, streams or waterbodies.
2. Pocket pond outlets to a regulated class C stream. Use extreme caution during construction to prevent any water quality violations.

**February 2022 Comments** Does proposed landscaping meet the requirements of Town code 165-84.1 Y and Z?