



Planning Board

List of referrals to be reviewed by the CPB at their meeting on 1/10/2024

Referral No / Tax Map No	Municipality	Referring Board	Applicant	Application Type - Class
01-2024	Town of Farmington	Planning Board	DiFelice, Frank	Subdivision - 1
29.11-3-5.112; 29.11-3-15.000	Preliminary Overall Subdivision Approval for the subdivision of two (2) existing lots, TM#'s 29.11-3-15.000 & TM# 29.11-3-5.112, into six (6) total lots along Commercial Dr., for the Redfield Grove Incentive Zoning Project, in the T. Farmington.			
02-2024	Town of Farmington	Planning Board	Laplant, Jason	Subdivision - Exempt
43.00-1-4.300; 43.00-1-4.200	3.20-acre subdivision of a currently 6.22-acre lot (TM# 43.00-1-4.300), and a lot-line adjustment transferring 1.66-acres from a 5.15-acre parcel directly to the east (TM #43.00-1-4.200), to create a new, 4.86-acre parcel (Proposed TM# 43.00-1-4.310). Located at 4309 SR 96, west of the SR 96 and CR28 intersection in the Town of Farmington.			
03-2024	Town of Farmington	Planning Board	Brenner, Robert	Site Plan - 1
See Attached List	Site Plan for the construction of 71 single-family homes along with supporting infrastructure and stormwater management facility at 1561-1589 Meadowbrook Lane and 1532-1582 Alfalfa Crescent, in the Farmbrook Subdivision, in the Town of Farmington.			
04.0-2024	Town of Canandaigua	Zoning Board of Appeals	Grove, William	Area Variance - 1
127.05-2-14.000	Site Plan and Area Variance(s) for the installation of a 756 SF in-ground swimming pool, hot tub, fence, and landscaping/grading at 4112 County Road 16 in the Town of Canandaigua. Area variances are for: (1)			

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04.1-2024	Town of Canandaigua	Planning Board	Grove, William	Site Plan - Exempt
127.05-2-14.000	Placement of swimming pool and (2) hot tub in the front yard (when such structures shall only be located in the rear and/or side lot), and (3) for three accessory structures (when only one is permitted).			
05.0-2024	Town of Canandaigua	Planning Board	Rockcastle, Logan	Subdivision - 1
139.00-1-26.100	Sketch Plan Review and Subdivision of a 74.4-acre lot into 3 lots (Lot 1 - 3.68-acres; Lot 2 - 3.05-acres; Lot 3 - 67.13-acres). Sketch Plan is for a new single-family residence on Lot 2, and a campground with a main lodge and four (4) 700 SF cabins on Lot 3. Located at 4765 Seneca Point Rd., just southeast of SR21 intersection in the Town of Canandaigua.			
05.1-2024	Town of Canandaigua	Planning Board	Rockcastle, Logan	Technical Review - Technical Review
139.00-1-26.100	Sketch Plan Review and Subdivision of a 74.4-acre lot into 3 lots (Lot 1 - 3.68-acres; Lot 2 - 3.05-acres; Lot 3 - 67.13-acres). Sketch Plan is for a new single-family residence on Lot 2, and a campground with a main lodge and four (4) 700 SF cabins on Lot 3. Located at 4765 Seneca Point Rd., just southeast of SR21 intersection in the Town of Canandaigua.			
06-2024	Town of Canandaigua	Planning Board	Fraley, Jessica	Special Use Permit - AR 1
98.00-1-46.100	Special Use Permit for a 91.5 SF building-mounted sign on a store front with a linear frontage of 92', for Dollar Tree at Widewaters Roseland Plaza, at 3225 SR364, in the Town of Canandaigua.			
07-2024	Town of Canandaigua	Zoning Board of Appeals	Swedrock, John	Area Variance - 1
70.00-1-66.121	Area Variance to modify a building (Vision Hundai) with pre-existing non-conformities, expanding the non-conformity. Proposed façade improvements and removal of existing entrance vestibule will further			

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08-2024	Town of Canandaigua	Planning Board	Grove, William	Site Plan - Exempt
55.00-1-44.110	increase front setback distance (from 155.6 ft. to 169.8 ft.) when the maximum front setback allowed is 30 ft. Project is on the west side of SR332, north of the Pactiv property, in the Town of Canandaigua.			
09-2024	Town of Canandaigua	Planning Board	Cafalone, Brian	Special Use Permit - AR 1
56.00-1-13.210	Site Plan to construct a single-family dwelling (and wastewater treatment system and well) on a vacant 10-acre lot, at 1950 New Michigan Rd. in the Town of Canandaigua.			
10-2024	Town of Victor	Planning Board	Winseman, Scott	Special Use Permit - 1
28.04-1-12.000	Special Use Permit application for a short-term rental (3-bedroom, 1600 SF accessory structure) on the same parcel as the primary residence, at the intersection of Break of Day and Brace Rd, at 6562-6560 Break of Day Rd. in the Town of Victor.			
11-2024	Town of Manchester	Planning Board	Willow Bend Farms	Site Plan - 1
33.00-1-20.100	Site Plan to construct 2 barns with a manure storage area (67,184 SF each), for the housing of dairy cows at 1159/1169 CR7, just north of I90, in the Town of Manchester.			
12-2024	Town of Hopewell	Planning Board	Violas, Nick	Subdivision - Exempt
99.00-1-56.000	Subdivision of 10.5-acre residential vacant parcel into two (2) separate parcels (Lot 1 – 7.61-acres; Lot 2 – 2.89-acres), at parcel TM# 99.00-1-56.00 on Lincoln Hill Road, directly south of the FLCC main campus in the Town of Hopewell.			
13-2024	Town of Gorham	Zoning Board of Appeals	Tolbert, Mark	Area Variance - 1
98.19-3-6.000	Area Variance(s) for side and rear setback relief (10' side setback when 15' is required, 14.8' rear setback when 30' is required) as well as a proposed lot coverage of 48% (max allowed is 30%) for an addition to			

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	an existing home at parcel TM# 98.19-3-6.000, along the southern edge of the T. Gorham/T. Canandaigua boundary in the Town of Gorham.			
14-2024	Town of Geneva	Planning Board	Grace, Carla	Site Plan - 1
104.13-1-27.200	Site Plan to renovate existing building (with associated access/parking lot improvements) to be used as a dentist's office at 835 CR6, at the West Washington St/CR6/Lenox Rd. intersection in the Town of Geneva.			
15.0-2024	Town of Canandaigua	Zoning Board of Appeals	Rockcastle, Logan	Area Variance - AR 2
98.13-1-24.000	Site Plan and Area Variance(s) for the tear-down of an existing detached garage, accessory building, and deck, and for the proposed construction of an attached garage with additional site features (new sun-room and deck). Area variance(s) are required for: (1) increasing the building coverage to 29.8% when 25% is maximum allowed and (2) increasing the lot coverage to 48.7% when 40% is maximum allowed. Proposed work is located at 3485 Lakeview Lane in the Town of Canandaigua.			
15.1-2024	Town of Canandaigua	Planning Board	Rockcastle, Logan	Site Plan - Exempt
98.13-1-24.000	Site Plan and Area Variance(s) for the tear-down of an existing detached garage, accessory building, and deck, and for the proposed construction of an attached garage with additional site features (new sun-room and deck). Area variance(s) are required for: (1) increasing the building coverage to 29.8% when 25% is maximum allowed and (2) increasing the lot coverage to 48.7% when 40% is maximum allowed. Proposed work is located at 3485 Lakeview Lane in the Town of Canandaigua.			
16-2024	Town of Canandaigua	Town Board	Town of Canandaigua	Text Amendment - 2
n/a	Local Law to amend zoning code section §220-33.1, amending the scenic viewshed overlay (SVO) portion of the Town Code of the Town of Canandaigua to clarify that the minimum lot size in the SVO shall not be less than one acre, or the minimum size of the underlying zoning district whichever is greater.			
17-2024	Town of Canandaigua	Town Board	Town of Canandaigua	Text Amendment - 2

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n/a 18-2024	Local Law to amend Town of Canandaigua Town Code Chapter 220 (Zoning), creating section 220-33.2 titled "Agricultural Protection Overlay District".			
	Town of Canandaigua	Town Board	Town of Canandaigua	Text Amendment - 2
n/a	Local Law to amend Town of Canandaigua Town Code Chapter 220 (Zoning) section 220-31, enabling the Town Board to utilize Incentive Zoning in any Town of Canandaigua zoning district, and would further define applicable options for cash payment in lieu if the Town Board determines such a payment is applicable.			
19-2024	Town of Canandaigua	Town Board	Town of Canandaigua	Text Amendment - 2
n/a	Local Law to amend Town of Canandaigua Town Code Chapter 220 (Zoning) section 220-9.1, in order to clarify definitions and application requirements/processes.			