



Planning Board

List of referrals to be reviewed by the CPB at their meeting on 5/8/2024

Referral No / Tax Map No	Municipality	Referring Board	Applicant	Application Type - Class
83-2024	Town of Richmond	Zoning Board of Appeals	Friedrich, Robert & Michelle	Area Variance - 1
149.08-1-4.122	Area Variance(s) to construct a 1,600 SF home with a 39.5 ft. front setback (a minimum of 50 ft. is required), and a 570 SF greenhouse in the side-yard (200 SF is the maximum area allowed, only permitted in rear -yard) at 8830 Sandy Bottom Rd. in the Town of Richmond.			
84-2024	Town of Victor	Planning Board	Morrell Builders, Inc.	Major Subdivision - 1
6.00-1-58.310	Preliminary and Final subdivision for the development of a 146 for-sale unit subdivision including: (3) multi-family buildings (120-units), eleven (11) 2-unit buildings, one (1) 4-unit building, and a community building and pool. Project location is on the north-side of CR42 (between CR42 and I90), 7652 CR42, in the Town of Victor.			
85-2024	Town of Geneva	Town Board	Town of Geneva, Town Board	Text Amendment - 2
n/a	Local Law recodifying provisions of the Code of the Town of Geneva in Chapter 75 (Erosion Control and Stormwater Management), Chapter 80 (Flood Damage Prevention), Chapter 129 (Soil Erosion) and Chapter 165 (Zoning).			
86-2024	City of Canandaigua	Planning Board	Venezia, Anthony	Minor Subdivision - Exempt
57.00-1-16.100	Subdivision of a single 12.9-acre rural residential parcel into two parcels. Parcel 1 is a proposed 11.9-acres, and Parcel 2 (containing existing single-family home) is to be 1-acre. Subdivision to occur at 4561 Allen Rd., west of the T. Canandaigua / T. Hopewell municipal boundary in the Town of Canandaigua.			
87-2024	Town of Canandaigua	Zoning Board of Appeals	Wade, Susan	Area Variance - AR 2
127.05-2-13.000	Area Variance(s) for the construction of a 90 SF paver patio at 4148 CR16 in the Town of Canandaigua. Area variance(s) are for: (1) a lot coverage of 53.3% when a			

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88-2024	Town of Canandaigua	Planning Board	Simmons, Marc	Special Use Permit - 1
97.20-1-15.150	previous lot coverage variance of 52.1% was approved, and for a third accessory structure when a maximum of one accessory structure (in addition to a garage) is permitted in the Residential Lake Zoning District (RLD).			
89-2024	Town of Canandaigua	Planning Board	McMahon, Gregory	Site Plan - 1
55.00-1-19.000	Special Use Permit for a one-bedroom Tourist Home (serving 1-2 guests) in the basement of an existing single-family home, at 5019 West Ridge Run, in the Fox Ridge subdivision in the Town of Canandaigua.			
90-2024	Town of Canandaigua	Zoning Board of Appeals	Fladd, Scott	Area Variance - Exempt
112.02-1-88.300	Site Plan for the development of 135 new manufactured home sites, open recreation area, boat & RV storage, roads, sanitary sewer, storm sewer, water mains and stormwater management. Project is located at 5555 Purdy Rd., just west of SR332 in the Town of Canandaigua.			
91-2024	Town of Canandaigua	Planning Board	Marks, Brennan	Site Plan - 1
70.00-1-52.110	Area Variance(s) for: (1) six fence-mounted signs (when no sign shall be attached to a fence), (2) a 100 SF two-sided ground sign (when a maximum of 80 SF total is allowed), and a 10 SF one-sided ground mounted sign with a 9.5 ft front setback (when a minimum of 15 ft. is required). Project is located at 5250 North St. (Pactive Corp) in the Town of Canandaigua.			
92.0-2024	Town of Phelps	Planning Board	Franz, Marcus	Site Plan - 1
63.00-3-63.110	Site Plan and Subdivision of a 7.2-acre parcel into two (2) parcels (Lot 1: 0.92-acres, Lot 2: 6.19-acres) for the construction of a new self-storage facility (containing 7 buildings) with associated improvements. Subject parcel is located at 2041 SR14, located between the SR14/Cross Rd./Welch Rd. intersections, in the Town of Phelps.			
92.1-2024	Town of Phelps	Planning Board	Franz, Marcus	Minor Subdivision - Exempt
63.00-3-63.110	Site Plan and Subdivision of a 7.2-acre parcel into two (2) parcels (Lot 1: 0.92-acres, Lot 2: 6.19-acres) for the construction of a new self-storage facility (containing 7 buildings) with associated improvements. Subject parcel is located at 2041 SR14, located between the SR14/Cross Rd./Welch Rd. intersections, in the Town of Phelps.			

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93.0-2024	Town of Phelps	Zoning Board of Appeals	Lamar Advertising of Penn, LLC	Area Variance - AR 2
34.00-3-38.121	Site Plan and Area Variance to construct a double-sided off-site commercial speech sign (420 SF total, 22 ft. high) located at 2360 SR96, southeast of the Bankert Rd. / SR96 intersection in the Town of Phelps. Area variance is for a total sign area of 420 SF when no such sign shall exceed 200 SF.			
93.1-2024	Town of Phelps	Planning Board	Lamar Advertising of Penn, LLC	Site Plan - AR 2
34.00-3-38.121	Site Plan and Area Variance to construct a double-sided off-site commercial speech sign (420 SF total, 22 ft. high) located at 2360 SR96, southeast of the Bankert Rd. / SR96 intersection in the Town of Phelps. Area variance is for a total sign area of 420 SF when no such sign shall exceed 200 SF.			
94-2024	Town of Farmington	Planning Board	DeHollander, Scott	Subdivision - 1
9.03-1-6.000	Subdivision of a 12.4-acre (vacant) parcel into five (5) proposed residential parcels (Lot 1: 1.04 – acres, Lot 2: 1.87-acres, Lot 3: 5.07-acres, Lot 4: 2.26-acres, and Lot 5: 2.20-acres). Subject parcel is located on the corner of CR8 and Holtz Rd. in the Town of Farmington.			
95-2024	Town of Gorham	Planning Board	Buschner, Dave & Kathy	Site Plan - Exempt
113.19-1-34.000	Site Plan for a 450 SF single-story attached garage addition to an existing single-family home at 3976 SR364 in the Town of Gorham.			
96.0-2024	Town of Gorham	Zoning Board of Appeals	Klotz, Lynn & Michael	Area Variance - Exempt
127.19-4-54.000	Site Plan and Area Variance for the tear-down and re-build of an existing single-family home, garage and other site features at 4554 Lake Drive, in the Crystal beach area of the Town of Gorham. An area variance is required for a proposed lot coverage of 40.8% (existing lot coverage is 50.1%) when 25% is the maximum allowed.			
96.1-2024	Town of Gorham	Planning Board	Klotz, Lynn & Michael	Site Plan - Exempt
127.19-4-54.000	Site Plan and Area Variance for the tear-down and re-build of an existing single-family home, garage and other site features at 4554 Lake Drive, in the Crystal beach area of the Town of Gorham. An area variance is required for a proposed lot coverage of 40.8% (existing lot coverage is 50.1%) when 25% is the maximum allowed.			
97-2024	Town of Gorham	Planning Board	Tolbert, Mark	Site Plan - Exempt

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98.19-3-6.000	Site Plan to tear-down and rebuild an existing 2,063 Sf two-story, detached garage on a parcel at Otetiana Pt., along the southern edge of the T. Canandaigua / T. Gorham municipal boundary in the Town of Gorham.			
98-2024	Town of Gorham	Planning Board	Eldred, Doug	Major Subdivision - 1
113.00-1-48.200	Final Subdivision Approval for an 80-lot subdivision (Scenic Ridge Rise) on a currently undeveloped 55.5-acre parcel at 4035 SR364 along the eastern side of SR364 in the Town of Gorham.			
99.0-2024	Town of Seneca	Zoning Board of Appeals	Hullings, Steven, Tammy, Steven Jr., & Brittany	Area Variance - 1
146.00-1-46.111	Special Use Permit Modification and Area variance request to allow for additional use of outdoor areas for pedestrian activity, including but not limited to dining, if screened, and modification of the special use permit conditions regarding parking area screening, maximum occupancy, and hours of operation of the bar. Subject Parcel is located at 4694 Redman Rd., directly west of the intersection at Redman Rd. and Turnbull Rd. in the Town of Seneca.			
99.1-2024	Town of Seneca	Zoning Board of Appeals	Hullings, Steven, Tammy, Steven Jr., & Brittany	Special Use Permit - 1
146.00-1-34.111	Special Use Permit Modification and Area variance request to allow for additional use of outdoor areas for pedestrian activity, including but not limited to dining, if screened, and modification of the special use permit conditions regarding parking area screening, maximum occupancy, and hours of operation of the bar. Subject Parcel is located at 4694 Redman Rd., directly west of the intersection at Redman Rd. and Turnbull Rd. in the Town of Seneca.			
100-2024	Town of Hopewell	Planning Board	Marks Engineering, PC	Special Use Permit - 1
99.00-1-7.000	Special Use Permit to construct a parking lot with 157 parking spaces for CMAC event parking at 4303 Route 5 & 20, just south of the SR5&20 / CR50 intersection in the Town of Hopewell.			
101-2024	Town of Hopewell	Planning Board	Converse, Patrick	Site Plan - 1
59.00-1-24.000	Site Plan for the construction of a 4,200 SF building addition, replacement of septic system and parking lot expansion to an existing 1,520 SF (Townline Machine Inc) building. Subject parcel is located at 3151 Hopewell Manchester Townline Rd., just south of the T. Manchester / T. Hopewell municipal boundary in the Town of Hopewell.			

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102.0-2024 84.19-1-9.1; 84.19-1-10.1	City of Canandaigua	Planning Board	Marks Leisure Time Marine	Site Plan - 1
	Lot Combination Subdivision (of TM#'s 84.19-1-9.1 and 84.19-1-10.1 into one 4.9-acre parcel) and Site Plan approval for a 15,400 SF addition (showroom and service area) to an existing commercial building, and parking lot expansion/reconfiguration. Subject parcel is located at 200 Eastern Blvd, just north of SR5&20 in the City of Canandaigua.			
102.1-2024	City of Canandaigua	Planning Board	Marks Leisure Time Marine	Minor Subdivision - 1
84.19-1-9.1; 84.19-1-10.1	Lot Combination Subdivision (of TM#'s 84.19-1-9.1 and 84.19-1-10.1 into one 4.9-acre parcel) and Site Plan approval for a 15,400 SF addition (showroom and service area) to an existing commercial building, and parking lot expansion/reconfiguration. Subject parcel is located at 200 Eastern Blvd, just north of SR5&20 in the City of Canandaigua.			
103-2024	Town of Geneva	Planning Board	Dandy Mini-Marts, Inc.	Site Plan - 1
90.03-1-17.000; 90.03-1-14.000; 90.03-1-15.000	Site Plan for the construction of a 4,500 SF convenience store with fueling island at 803 CR4, 000 CR4, and 510 CR6 - located on the southwest corner of the CR4/CR6 intersection. The project will have 19 parking stalls, stormwater management, on site-wastewater treatment system, and connection to public utilities.			
104-2024	Village of Victor	Planning Board	VGM 14, LLC	Site Plan - 1
28.10-1-9.100	Site Plan to install a masonry retaining wall, concrete patio/walkway with a metal roof, and associated improvements at 14 Railroad Street, just north of the Village/Town of Victor municipal boundary in the Village of Victor.			
105.0-2024 54.00-1-74.120	Town of East Bloomfield	Planning Board	Abundant Solar Power	Special Use Permit - 1
	Special Use Permit and Site Plan for a proposed 4.482 MWAC Large Scale Solar Energy system located at the intersection of SR444 and Rice Rd. in the Town of East Bloomfield.			
105.1-2024 54.00-1-74.120	Town of East Bloomfield	Planning Board	Abundant Solar Power	Site Plan - 1
	Special Use Permit and Site Plan for a proposed 4.482 MWAC Large Scale Solar Energy system located at the intersection of SR444 and Rice Rd. in the Town of East Bloomfield.			

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106-2024 136.17-1-38.22	Town of Richmond	Planning Board	Norton Laundry Mill of Honeoye, LLC	Site Plan - 1
	Site plan to renovate existing building and infrastructure for self-storage by installing interior partitions (no work to be done outside the building). Subject parcel is located at 8557 Main St., located behind (south of) Honeoye Commons, in the Town of Richmond.			
107-2024	Town of Victor	Zoning Board of Appeals	Hardy, Marshall	Area Variance - AR 1
39.00-1-46.110	Area variance to subdivide an existing 36.3-acre parcel into two (2) lots containing 9.5-acres and 26.7-acres located at 7590 North Rd., north of the T. Victor / T.E. Bloomfield municipal boundary in the Town of Victor. Area variance(s) are for both newly subdivided parcels to have a lot frontage less than the required 100 ft.			