



# Planning Board

List of referrals to be reviewed by the CPB at their meeting on 2/14/2024

<b>Referral No / Tax Map No</b>	<b>Municipality</b>	<b>Referring Board</b>	<b>Applicant</b>	<b>Application Type - Class</b>
21-2024	Town of Richmond	Zoning Board of Appeals	Clark, Aaron	Area Variance - 1
149.00-1-86.200	Area variance(s) to build an accessory structure (shed) with: (1) a side setback of 3 ft. when no less than 10 ft. is permitted, and (2) an area of 288 SF when the maximum allowed is 200 SF, at 5077 CR37 in the Town of Richmond.			
22-2024	Town of Gorham	Planning Board	Venezia Land Surveyors	Site Plan - 1
127.15-1-2.000	Site Plan for the construction of a 3,197 SF two-story barn on a currently vacant parcel at 4384 SR364, to the north of Crystal Beach, in the Town of Gorham.			
23.0-2024	Town of Gorham	Planning Board	Lincoln Hill Farms, LLC	Special Use Permit - 1
114.00-1-45.000	Special Use Permit and Site Plan for proposed construction which includes: two (2) silos, a parking area, four (4) barns, three (3) restroom buildings, a greenhouse, a new stage, a "glamping" area, an absorption area, and stormwater facility at Lincoln Hill Farms, 3792 SR247 in the Town of Gorham.			
23.1-2024	Town of Gorham	Planning Board	Lincoln Hill Farms, LLC	Site Plan - 1
114.00-1-45.000	Special Use Permit and Site Plan for proposed construction which includes: two (2) silos, a parking area, four (4) barns, three (3) restroom buildings, a greenhouse, a new stage, a "glamping" area, an absorption area, and stormwater facility at Lincoln Hill Farms, 3792 SR247 in the Town of Gorham.			
24-2024	Town of Gorham	Zoning Board of Appeals	Coe, William	Area Variance - 1
127.19-2-10.000	Area Variance(s) for: (1) a rear setback of 7 ft. (when 25 ft. is required) and (2) a lot coverage of 34.6% (when max allowed is 30%) for the construction of a new single-family residence on Sylvan Road, in the northern section of the Crystal Beach hamlet in the Town of Gorham.			
25-2024	Town of Farmington	Planning Board	Union Crossings Development, LLC	Site Plan - 1

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42.00-1-54.120	Site Plan approval modification for the development of a 33.7-acre industrial property. Proposed work includes the construction of a two-building distribution center with a total area of 432,000 SF (Building 1 – 300,000 SF; Building 2 – 132,000 SF) and associated improvements. Subject parcel is located at the northwest corner of the intersections (roundabout) CR41 and CR8 in the Town of Farmington.			
26-2024	Town of Canandaigua	Zoning Board of Appeals	Rockcastle, Logan	Area Variance - 1
154.09-1-9.000	Area variance Interpretation for the tear-down and re-build of two single-family residences and pre-existing non-conforming detached garage (Area Variance - Proposed 1070 SF detached garage when max of 900 SF is allowed). Additional proposed construction includes two on-site wastewater treatment systems and two driveways (one being cross-access) at 5051/5055/5057 CR16 in the Town of Canandaigua.			
27.0-2024	Town of Canandaigua	Zoning Board of Appeals	Winterkorn, Garth	Area Variance - AR 2
140.18-1-16.000	Site Plan and Area Variance(s) for the construction of a tennis court with associated improvements (grading, landscaping, retaining wall, fencing, driveway, and drainage improvements). Area variances are for: (1) a third accessory structure on the parcel, (2) a lot coverage of 28.48% (when max allowed is 25%). Project location is at 4885 CR16, just across from Wegmans Organic Farm in the Town of Canandaigua.			
27.1-2024	Town of Canandaigua	Planning Board	Winterkorn, Garth	Site Plan - Exempt
140.18-1-16.000	Site Plan and Area Variance(s) for the construction of a tennis court with associated improvements (grading, landscaping, retaining wall, fencing, driveway, and drainage improvements). Area variances are for: (1) a third accessory structure on the parcel, (2) a lot coverage of 28.48% (when max allowed is 25%). Project location is at 4885 CR16, just across from Wegmans Organic Farm in the Town of Canandaigua.			
28-2024	Town of Canandaigua	Planning Board	Burley, Keith	Subdivision - Exempt
69.00-1-53.521	Subdivision of a 27.907-acre parent parcel into Lot 1 at 19.020-acres and Lot 2 at 8.887-acres. Parcel is located near the northwest corner of CR30 and New Michigan Rd in the Town of Farmington.			
29-2024	Town of Canandaigua	Planning Board	Gefell, Evan	Site Plan - 1
84.00-1-41.120	Site Plan for the construction of a 15,800 SF medical office building, a parking lot with 70 spaces, utilities, and three (3) bioretention basins at 4410 SR5&20 - in front of the Holiday Inn in the Town of Canandaigua.			

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30-2024  n/a	Town of Naples	Village Board	Naples, Village	Text Amendment - 2
	Text Amendment to Village of Naples Town Code Chapter 385 to provide that adult use cannabis consumption establishments and adult use cannabis retail establishments be permitted uses within the C-1 and C-3 Commercial Zoning Districts of the Village of Naples.			
31-2024	Town of Farmington	Planning Board	Pintail Crossing, LLC	Subdivision - 1
41.07-1-28.411; 41.07-1-28.412	Preliminary Overall Subdivision of 15.9-acres for 40 market rate, for-rent units to be constructed as a part of Phase 2 (5792 Pintail Crossing and adjacent parcel to the west) of the Pintail Crossing Subdivision, just south of CR41 in the Town of Farmington.			
32-2024	Town of Victor	Zoning Board of Appeals	Portland, Melanie	Use Variance - 2
1.03-1-49.100	Use Variance to allow the hosting of periodic outdoor events (600 SF temporary tent is proposed) limited to 50 people at the corner of Valentown Rd. and CR9, located at 242 CR9 in the Town of Victor.			
33.0-2024	Town of Canandaigua	Zoning Board of Appeals	Lupton, Alan	Area Variance - AR 2
98.05-3-3.000	Area variance (Lot Coverage of 38.2% when max allowed is 30%) and Site Plan for the construction of an in-ground swimming pool, a surrounding concrete patio with a hot tub pad and an aluminum fence enclosure with associated land improvements and grading. Subject parcel is split by Town/City of Canandaigua municipal boundary, at 4961 Island View Drive in the Town of Canandaigua.			
33.1-2024	Town of Canandaigua	Planning Board	Lupton, Alan	Site Plan - Exempt
98.05-3-3.000	Area variance (Lot Coverage of 38.2% when max allowed is 30%) and Site Plan for the construction of an in-ground swimming pool, a surrounding concrete patio with a hot tub pad and an aluminum fence enclosure with associated land improvements and grading. Subject parcel is split by Town/City of Canandaigua municipal boundary, at 4961 Island View Drive in the Town of Canandaigua.			
34-2024	Town of Gorham	Town Board	Darby Perotte, Town of Gorham	Map Amendment - 2
n/a	Adoption of an updated zoning map by the Town of Gorham Town Board. Update continues the Town's policies of protecting the water quality of Canandaigua Lake, preserving farmland and rural character by protecting viability of farm operations, and accommodating development primarily in areas serviced by public water and sewer.			

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35-2024  n/a	Village of Phelps	Village Board	Village, Phelps	Text Amendment - 2
	Text Amendment to amend the Village of Phelps zoning law to add solar energy systems regulations. Amendment includes: the purpose of the regulations, definitions, applicability, general requirements, and permitting requirements (for Tier 1 and Tier 2 solar energy systems).			
36-2024	Town of Richmond	Planning Board	Fitzgerald, Robert	Site Plan - Exempt
135.14-1-15.000	Site Plan for the construction of a 3-bay community car wash with a 2,100 SF commercial building, just north of Main St., at 4815 CR37 in the Town of Richmond.			
37-2024	Town of Richmond	Planning Board	Fisher, Jeremy	Site Plan - 1
136.17-1-39.221	Site Plan for the addition of one (1) 2,000 SF, one-story, metal-framed self-storage building (3 currently exist), to the north of Mill Creek at 4889 CR33 in the Town of Richmond.			