



Planning Board

List of referrals to be reviewed by the CPB at their meeting on 6/12/2024

Referral No / Tax Map No	Municipality	Referring Board	Applicant	Application Type - Class
110-2024	Town of Geneva	Planning Board	GRHS Foundation, Inc.	Site Plan - AR 1
103.00-3-37.000	Site plan for the renovation of an existing 58,400 SF commercial building, demolition/reconstruction of the existing parking area and additional improvements for a proposed medical office building (Rochester Regional Health) at 833 Route 5 & 20, which has frontage along 5&20 and SR14A, in the Town of Geneva.			
111.0-2024	Town of Victor	Zoning Board of Appeals	Lite Coms	Area Variance - 1
15.00-1-9.111	Area variance and Site Plan to construct a 20,000 SF steel building with a front building setback of 175 ft. (when 25% the avg. lot depth, $1056/4 = 264$ ft., is required along SR251) at 7321 SR251 in the Town of Victor.			
111.1-2024	Town of Victor	Planning Board	Lite Coms	Site Plan - 1
15.00-1-9.111	Area variance and Site Plan to construct a 20,000 SF steel building with a front building setback of 175 ft. (when 25% the avg. lot depth, $1056/4 = 264$ ft., is required along SR251) at 7321 SR251 in the Town of Victor.			
112-2024	Town of Victor	Zoning Board of Appeals	Smith, Russell & Kelly	Area Variance - AR 1
7.02-1-36.110	Area variance for the subdivision of a 4.08-acre parcel into 3 total residential lots (Lot 1 – 0.61-acres; Lot 2 – 1.55-acres; Lot 3 – 0.92-acres; remaining 1.00-acre parcel to be combined with T.M.# 7.02-1-33.000), all with areas less than the required 2-acres/living unit, at 421 CR9 in the Town of Victor.			
113.0-2024	Town of Victor	Planning Board	Costich Engineering	Minor Subdivision - Exempt
15.00-2-29.111	Subdivision [of a 24.2-acre parcel into two (2) lots (Lot 1 – 3.4-acres; Lot 2 – 20.7-acres)], Special Use Permit and Site Plan for a light industrial use (Tuff Shed, Inc.) at 7477 SR96 in the Town of Victor. Proposed work includes: an exterior			

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	display of various shed units, refuse enclosures, material racks, and interior renovations.			
113.1-2024	Town of Victor	Planning Board	Costich Engineering	Special Use Permit - 1
15.00-2-29.111	Subdivision [of a 24.2-acre parcel into two (2) lots (Lot 1 – 3.4-acres; Lot 2 – 20.7-acres)], Special Use Permit and Site Plan for a light industrial use (Tuff Shed, Inc.) at 7477 SR96 in the Town of Victor. Proposed work includes: an exterior display of various shed units, refuse enclosures, material racks, and interior renovations.			
113.2-2024	Town of Victor	Planning Board	Costich Engineering	Site Plan - 1
15.00-2-29.111	Subdivision [of a 24.2-acre parcel into two (2) lots (Lot 1 – 3.4-acres; Lot 2 – 20.7-acres)], Special Use Permit and Site Plan for a light industrial use (Tuff Shed, Inc.) at 7477 SR96 in the Town of Victor. Proposed work includes: an exterior display of various shed units, refuse enclosures, material racks, and interior renovations.			
114-2024	Town of Victor	Planning Board	Bluestone Creek Dev., LLC	Site Plan - 1
14.02-1-6.116	Site Plan to construct a 33,600 SF flex space building (to accommodate office, manufacturing, and warehouse space for multiple tenants) at 7901 Lehigh Crossing in the Town of Victor.			
115.0-2024	Town of Canandaigua	Zoning Board of Appeals	Rockcastle, Logan	Area Variance - 1
98.11-1-7.000	Area variance (building coverage of 33.6% when no more than 25% is allowed) and Site Plan for the tear-down / re-build of a single-family residence at 3314 Fallbrook Park in the Town of Canandaigua.			
115.1-2024	Town of Canandaigua	Planning Board	Rockcastle, Logan	Site Plan - Exempt
98.11-1-7.000	Area variance (building coverage of 33.6% when no more than 25% is allowed) and Site Plan for the tear-down / re-build of a single-family residence at 3314 Fallbrook Park in the Town of Canandaigua.			
116.0-2024	Town of Canandaigua	Zoning Board of Appeals	Driskell, Melissa	Area Variance - AR 2
98.00-1-46.110	Special Use Permit and Area Variance for a 184.3 SF building mounted, face lit commercial speech sign on a building with 95 linear feet of building frontage (when sign area shall not exceed one SF per linear foot of building frontage – 95 SF) at 3225 SR 364, at Widewaters Plaza, in the Town of Canandaigua.			
116.1-2024	Town of Canandaigua	Planning Board	Driskell, Melissa	Special Use Permit - 1

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98.00-1-46.110	Special Use Permit and Area Variance for a 184.3 SF building mounted, face lit commercial speech sign on a building with 95 linear feet of building frontage (when sign area shall not exceed one SF per linear foot of building frontage – 95 SF) at 3225 SR 364, at Widewaters Plaza, in the Town of Canandaigua.			
117-2024	Town of Canandaigua	Planning Board	Rockcastle, Logan	Site Plan - Exempt
154.09-1-9.000; 154.09-1-10.000; 154.09-1-11.000	Site Plan for the tear-down and re-build of two single-family residences and pre-existing non-conforming garage. 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.			
118-2024	Town of Canandaigua	Planning Board	Fuller, Al	Site Plan - 1
98.08-1-10.100	Site Plan for a proposed 320 SF cooler addition and site improvements including added parking for an existing convenience store and fuel facility at 405 Lakeshore Dr., on the southwest corner of Lake Shore Dr. / SR364 intersection, in the Town of Canandaigua.			
119.0-2024	Town of Canandaigua	Zoning Board of Appeals	Venezia, Anthony	Area Variance - 1
140.14-1-32.100; 140.14-1-32.200	Subdivision and multiple Area Variances (front setbacks less than minimum requirement for Lots 1 and 2, lot depths greater than the maximum allowed 2.5x lot width for Lots 2 and 3, and for the creation of Lot 1 - a new residential lot less than the minimum required 1-acre in the Scenic Viewshed Overlay District) for parcels located at 4788 and 4790 CR16, between Menteth Creek and Deuel Rd., in the Town of Canandaigua.			
119.1-2024	Town of Canandaigua	Planning Board	Venezia, Anthony	Subdivision - AR 1
140.14-1-32.100; 140.14-1-32.200	Subdivision and multiple Area Variances (front setbacks less than minimum requirement for Lots 1 and 2, lot depths greater than the maximum allowed 2.5x lot width for Lots 2 and 3, and for the creation of Lot 1 - a new residential lot less than the minimum required 1-acre in the Scenic Viewshed Overlay District) for parcels located at 4788 and 4790 CR16, between Menteth Creek and Deuel Rd., in the Town of Canandaigua.			
120-2024	Village of Naples	Village Board	Naples, Village of	Map Amendment - 2
201.06-1-5.000	Map amendment to combine varying portions of six (6) different parcels (TM#'s: 201.06-1-5.000, 201.10-1-25.100, 201.10-1-26.000, 201.10-1-27.200, 201.10-1-28.211, 201.10-1-29.110) as TM# 201.06-1-5.000 and amend said parcel into the			

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	C-3 Winery District, located along the North Main St. / SR245 intersection in the Village of Naples.			
121-2024	Town of Richmond	Zoning Board of Appeals	Lowery, Julia	Area Variance - Exempt
135.15-1-32.100	Area Variance for a deck in the side yard when accessory structures are only allowed in the rear yard. Project is to replace an existing 100 SF deck with a new 50 SF deck on the southside of the existing home (in the back yard), and to construct a new 216 SF deck on the east side of the home (side yard), located at 8897 Main St. in the Town of Richmond.			
122-2024	Town of East Bloomfield	Town Board	Singer, Paul	Map Amendment - 2
81.00-1-25.210	Map amendment to rezone a parcel currently with mixed zoning (RR-1 – Rural Residential and CC- Community Commercial) to being entirely CC Community Commercial. Subject parcel is located along the north side of SR5&20, 6654 SR5&20, in the Town of East Bloomfield.			
123.0-2024	Town of Geneva	Zoning Board of Appeals	Kelly, Nicholas	Use Variance - 2
133.12-1-8.000	Use Variance (for a second one-family detached dwelling when only one is allowed) and Area Variance for a rear/lake setback of 9'10" (when no less than 25' is allowed) to tear-down / re-build a boat house at 4209 Glass Factory Bay in the Town of Geneva.			
123.1-2024	Town of Geneva	Zoning Board of Appeals	Kelly, Nicholas	Area Variance - AR 2
133.12-1-8.000	Use Variance (for a second one-family detached dwelling when only one is allowed) and Area Variance for a rear/lake setback of 9'10" (when no less than 25' is allowed) to tear-down / re-build a boat house at 4209 Glass Factory Bay in the Town of Geneva.			
124-2024	Town of Gorham	Zoning Board of Appeals	Muehe, Marty	Area Variance - AR 2
141.10-1-26.000	Area Variance for a proposed lot coverage of 66.3% (existing is 62.5%) when no more than 25% is allowed at 4724 Old East Lake Rd. in the Town of Gorham. Project includes the demolition of an existing detached accessory structure and surrounding concrete areas for the construction of an addition to the existing home and a tram for lake access.			
125-2024	Town of Gorham	Planning Board	Whipple, Thomas	Site Plan - Exempt
127.19-4-25.000	Site Plan for the construction of a 1,180 SF single-family residence and additional site improvements (grading, drainage, utilities) on a currently vacant lot on the east side of SR364, in the Crystal Beach area, in the Town of Gorham.			
126-2024	Town of Gorham	Planning Board	Panara, Jeffrey	Site Plan - Exempt

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141.13-1-15.100	Site Plan for the tear-down / re-build of a single-family residence and covered patio, with additional site improvements (grading, drainage, utilities) at 4850 CR11 in the Town of Gorham.			
127-2024	Town of Gorham	Zoning Board of Appeals	Cross, Michael & Lisa	Area Variance - AR 2
113.19-1-23.000	Area Variance(s) for the tear-down / re-build of a single-family residence, at 4046 SR364 in the Town of Gorham. Area Variance(s) include: (1) south side setback of 5.2 ft. when a minimum of 15 ft. is required - 0 ft. existing, a (2) north side setback of 5.2' when a minimum of 15 ft. is required - roughly 16 ft. existing, a (3) rear/lake setback of 27.8 ft. when a minimum of 30 ft. is required - 33 ft. existing, and (4) a lot coverage of 43.2% when no more than 25% lot coverage is permitted - 32.2% existing.			
128-2024	City of Canandaigua	City Council	Canandaigua, City Council	Map Amendment - 2
84.09-4-1; 84.09-4-2; 84.09-4-3.1; 84.09-4-3.2; 84.09-4-62.21	Map amendment to rezone parcels TM#'s: 84.09-4-1, 84.09-4-2, 84.09-4-3.1, 84.09-4-3.2, and (a portion of) 84.09-4-62.21 to R-2 (Two-Family Residential) in the City of Canandaigua.			
129-2024	Town of Bristol	Zoning Board of Appeals	Lintner, David	Area Variance - 1
110.00-2-20.100	Area Variance(s) to construct a 1,620 SF 3-bay detached garage at 4023 SR64, adjacent (east of) to the intersection of US RT20A and SR645, in the Town of Bristol. Area Variance(s) for the garage include: a (1) front setback of 54 ft. when a minimum front setback of 75 ft. is required, a (2) second front setback variance for a 60 ft. front setback when a minimum front setback of 75 ft. is required, and a (3) north side setback of 12 ft. when a minimum side setback of 25 ft. is required.			
130-2024	Town of Victor	Planning Board	Tambe Electric	Site Plan - 1
6.00-1-58.140	Site Plan for a proposed 20 asphalt parking space expansion for an existing parking lot located at 614 Fishers Run in the Town of Victor.			
131.0-2024	Town of Victor	Planning Board	Uhaul	Special Use Permit - 1
6.00-1-7.210	Site Plan and Special Use Permit (and lot combination of 6.00-1-7.110 and 6.00-1-7.210) for a proposed 13,600 SF self-storage facility (U-Haul) located along the south side of SR96, just south of the Monroe County line, in the Town of Victor.			
131.1-2024	Town of Victor	Planning Board	Uhaul	Site Plan - 1

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6.00-1-7.210	Site Plan and Special Use Permit (and lot combination of 6.00-1-7.110 and 6.00-1-7.210) for a proposed 13,600 SF self-storage facility (U-Haul) located along the south side of SR96, just south of the Monroe County line, in the Town of Victor.			