



Planning Board

List of referrals to be reviewed by the CPB at their meeting on **11/9/22**

197- 2022 Town of Victor 26.00-1-47.230 Area Variance
Kevin & Julie Hook

Area variance for placement of 240 SF shed forward of the front line of the residence at 7988 CR 41 in the Town of Victor.

198- 2022 Town of Seneca 118.00-1-11.200 Site Plan
Jessica Gulvin Heart of Gold Veterinary Care

Site plan for 6,000 SF veterinary clinic at 3838 SR 14A, north of Yaegel Road in the Town of Seneca.

199- 2022 Town of Gorham 113.11-1-36.000 Area Variance
Hanlon Architects

Area variances for 672 SF replacement of single car garage. Project requires lot coverage variance for 44 percent lot coverage when 25 percent is required, 4.5' southside setback when 15' is required, 2' rear setback when 20' is required and 20.5' height when 14' is allowed at 3752 Meadow View Drive in the Town of Gorham.

200- 2022 Village of Naples

Area variances for 50' lot width at the ROW when 60' is required, minimum driveway width of 20' when 24' is required, 10' side setbacks on individual lots when 20' is required, minimum lot width of 51' when 60' is is required, and 13 of 21 lots with rear setback of 20' and one lot with rear setback of 36' when 50' is required for new mobile home park off SR 53 in the Village of Naples.

201- 2022 Town of Manchester 11.00-2-47.11 Site Plan
Steve Myers

Exempt two lot subdivision and site plan for shared access through existing homesite to home on new flag lot at 489 SR 21 south of Armington Road in the Town of Manchester.

202- 2022 Town of Manchester 32.00-1-36.100
Walter Wimiarczyk

Exempt two lot subdivision requires area variance for 43' frontage when 175' is required for new lot at 3815 SR 96 in the Town of Manchester.

203- 2022 Town of Hopewell 73.00-1-24.133 Site Plan
Shawn Andrus

Site plan for 2,400 SF horticulture pole barn and four greenhouses with a total of 12,000 SF at 3188 CR 4 east of Malone Road in the Town of Hopewell.

204- 2022 Town of Richmond 135.20-2-45.000 Area Variance
Carlos Serrano

Area variances to allow a home business in a residence on a small lot at 4825 CR 36 in the Town of Richmond zoned for Business use. The code requires business structures to be 50' feet from the boundary of any residential district. The existing residence is 17' from a residence to the south. Second area variance required to allow residential use on the 1st floor in the business district.



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205 - 2022 Town of Richmond 135.20-1-16.100 & 135.20-1 Area Variance

Birdhouse Brewing Company

Area variance for zero front and side setbacks when 5' site setback and 60' front setback is required. Variances to allow movable 128 SF walk-in cooler and roof structure over landscaped area at Birdhouse Brewing 8716 Main Street in the Town of Richmond.

206 - 2022 Town of East Bloomfield Text Amendment

Town of East Bloomfield Planning Board

Text amendment to regulations for electronic changeable copy signs and banner signs in the Town of East Bloomfield.
