

Technical Reviews (no CPB recommendation)

126 – 2019 & 126.1-2019	Honeoye Falls Village Board	Class: N/A
Referral Type:	Text Amendment and Map Amendment	
Applicant:	Village of Honeoye Falls	
Brief Description:	Comprehensive Zoning Code Update and Map amendment for the Village of Honeoye Falls.	

Links:

- [Map](#)
- [Text](#)

This comprehensive zoning update includes CBD, transitional, and gateway commercial districts, standards for conversion of single family homes to more intensive uses, and design standards to fit new construction into the village setting. The Code also provides an example of applying Environmental Protection Overlay Districts for NYSDEC wetlands, floodplains, stream corridors of various sizes, lands with slopes of 15% or more and woodlots of 2 acres or more in a village setting.

The code requires 30 % open space, excluding all impervious surfaces and storm water retention/detention facilities and incorporate detailed standards for outdoor lighting. Administratively, the Code assigns site plan and special use permit review as well as variance, appeal and zoning code interpretation responsibilities to the ZBA.

143 - 2019	Town of Canandaigua Planning Board	Sketch Plan
Referral Type:	Sketch Plan	
Applicant:	Marks, Brennan	
Property Owner:	Metrose, William	
Tax Map No(s):	83.00-1-7.150 83.00-1-8.00	
Brief Description:	Sketch plan review for 10 residential lots on the east side of Bristol Rd just north of the Hammocks Apts.	

Links

- [Sketch Plan](#)
- [Air Photo](#)

This is a sketch plan review subject to comments only. The proposal is to create 10 residential lots while preserving what appears to be about 3.5ac. There are no mapped floodplains, wetlands or steep slopes on the site. Public water and sewer are available. There will be a single point of access onto Bristol Street

Staff Comments:

- 1) The lot calculations indicate zoning allows for 9 residential lots. 10 are shown.
- 2) The lot calculations also show an area of 151,693sf (3.5ac) in the AR-2. Does this really yield two lots if the minimum lot size is 2 acres?

153 - 2019	Village of Victor Planning Board	Sketch Plan
Referral Type:	Sketch Plan	
Applicant:	Lynaugh Road Properties, LLC	
Property Owner:	Dante Gullace	
Representative:	Andrew Spencer c/o BME	
Tax Map No(s):	16.18-03-1.1, 16.18-03-1.2, 16.18-03-2, 16.18-03-50, 16.18-03-51	
Brief Description:	Technical review of a sketch plan for 5 existing parcels with 5.94 acres into 16 single family lots on a new public street opposite Hillcrest Drive in the Village of Victor.	

Links:

- [Sketch Plan](#)
- [Air Photo](#)

The property sits on the Village/Town boundary. 5 lots will be reconfigured into 16 single family residential lots averaging about ¼ acre. An additional area of about .68 acre will be set aside for a combined storm water facility serving this development and