

<b><i>NUMBER</i></b>	<b><i>LOCATION</i></b>	<b><i>APPLICANT'S REQUEST</i></b>	<b><i>STAFF RECOMMENDATION</i></b>
<b>C-01-BAT-1-15</b>	216 E. Main St. (NYS Rts. 5 & 33), Batavia	Sign Permits to place an 11.25 sq. ft. (1.25 x 9 ft.) sign for a financial services business (LPL Financial).	<b><u>APPROVAL</u></b>  The proposed sign adheres to the Downtown Design Guidelines adopted by the City of Batavia and should pose no significant county-wide or inter-community impact.
		Central Commercial (C-3) District	
<b>C-02-BAT-1-15</b>	316 E. Main St. (NYS Rts. 5 & 33), Batavia	Area Variance to install a wooden fence with posts and rails on the side facing the neighboring property.  Per City zoning regulations a fence designed to be structurally supported by posts, cross members or rails on one side only shall be erected with the posts, cross members or rails on the fence owner's side, and the finished side of the fence shall face adjacent properties.	<b><u>APPROVAL</u></b>  The proposed fence should pose no significant county-wide or inter-community impact. Given that the adjacent property owner requested that the adjacent chain link fence remain in place, the applicant has no option but to construct the fence with the posts and rails on the side facing the neighboring property.
		Limited Commercial (C-1) District	

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<b>C-03-BAT-1-15</b>	4152 W. Main Street Rd. (NYS Rt. 5), Batavia	Special Sign Permit to place a 60 sq. ft. (4 x 15 ft.) sign for a new restaurant (El Burrito Loco).  Sign Area Maximum Allowed: 15% of Wall Area (51 sq. ft.) Proposed: 17.6% (60 sq. ft.)	<b><u>APPROVAL</u></b>  The proposed sign should pose no significant county-wide or inter-community impact. The sign area difference between what is proposed and allowed is not significant.
		General Commercial (C-2) District	
<b>C-04-BAT-1-15</b>	224 Ellicott St. (NYS Rt. 63), Batavia	Sign Permits to place two neon window signs for a retail shop (RW Vapors).	<b><u>APPROVAL</u></b>  The proposed signs should pose no significant county-wide or inter-community impact.
		Central Commercial (C-3) District	

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<b>C-05-BAT-1-15</b>	438 E. Main St. (NYS Rts. 5 & 33), Batavia	Site Plan Review and Area Variances to construct a two-story 3,490 sq. ft. two-family dwelling.  Side Yard Setback Minimum required: 12 ft. Existing: 10.6 ft.(west) & Approx. 114 ft. (south) Proposed: 5.1 ft. (west) & 5.1 (south)	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  The required modification is that the applicant provides gutters and other improvements necessary to divert water runoff from the roof away from the neighboring property. With this required modification and given that neighboring properties exhibit similar setbacks, the proposed two-family dwelling should pose no significant county-wide or inter-community impact.
		Limited Commercial (C-1) District	
<b>C-06-BAT-1-15</b>	262 Bank St., Batavia	Special Sign Permit to place a 72 sq. ft. (6 x 12 ft.) sign for a medical business (UR Medicine/Wilmot Cancer Institute).	<b><u>DISAPPROVAL</u></b>  As proposed, the sign area grossly exceeds the maximum permitted amount and may negatively affect nearby residential uses. In addition, the location may cause visibility problems for vehicles exiting the property given the curvature of the street, orientation of the sign and the location of the driveway. The applicant is encouraged to significantly reduce the sign size, move it further away from the street and explore combining both signs on the property.
		Planned Development-Medical (P-2) District	

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<b>T-01-BETH-1-15</b>	5278 Old Telephone Rd., Bethany	Area Variances to erect 600 sq. ft. (20 x 30 ft.) garage for single-family home.  Accessory structures not allowed in front of principal buildings. Front Yard Setback Minimum required: 75 ft. Proposed (from Rt. 20): 16 ft. Side Yard Setback Minimum required: 25 ft. Proposed: 23 & 10 ft.  Residential (R) District	<b><u>APPROVAL</u></b>  The proposed variances for the garage should pose no significant county-wide or inter-community impact as there are examples of such setbacks in neighboring properties.
<b>T-01-DAR-1-15</b>	9993 Alleghany Rd. (NYS Rt. 77), Darien	Site Plan Review to remove an existing ride (UFO) and replace it with a new ride (Larson Giant Loop) at an existing amusement park (Darien Lake).  Recreational (REC) District	<b><u>APPROVAL</u></b>  The proposed ride is a permitted use in the Recreation (REC) Zoning District and should pose no significant county-wide or inter-community impact.

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<b>T-02-DAR-1-15</b>	606 Broadway Rd. (NYS Rt. 20), Darien	Site Plan Review to add 12 additional vehicles for sale to an existing motor vehicle sales and service business.	<b><u>DISAPPROVAL</u></b>  The Site Plan submitted is inadequate to conduct a thorough review of this proposal at this time. The applicant is encouraged to prepare a revised site plan that addresses the submission requirements under Section 908 (C)(2) of the Town of Darien's Zoning Law, including on-site traffic circulation, number of parking spaces, and location of access driveways. The plan should show parking spaces for all existing and proposed uses on the property, including display and customer parking, as well as parking for the existing residential units. In addition, the applicant may need to obtain a driveway permit from NYS DOT for the use prior to final approval by the Town.
		Low Density Residential (LDR) District	
<b>T-03-DAR-1-15</b>	Simonds Rd., Darien	Area Variance for the land separation of a 5 acre parcel.  Lot Frontage Minimum required: 250 ft. Proposed: 140 ft.	<b><u>APPROVAL</u></b>  Given that this is an existing structure and that additional frontage would impact working farmlands, the proposed lot frontage should pose no significant county-wide or inter-community impact. It is recommended that the applicant submit the attached application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that an address is given that meets Enhanced 9-1-1 standards.
		Low Density Residential (LDR) District	

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<b>T-01-LEROY-1-15</b>	7758 & 7770 E. Main Rd. (NYS Rt. 5), LeRoy	Zoning Map Change to rezone two properties from Medium Density Residential (R-2) and General Residential (R-1) to Limited Commercial (C-1) District and Zoning Text Amendments to update the definition of Hotel, and add Bed & Breakfast, Hotel and Golf Course as allowed with Special Use Permit in various zoning districts.	<b><u>APPROVAL</u></b>  The proposed Zoning Map Change and Zoning Text Amendments should pose no significant county-wide or inter-community impact. The changes are intended to allow for the adaptive reuse of an existing religious facility as a small hotel and conference center. The rezoning is in keeping with the Town Comprehensive Plan's Future Land Use Map (p. 77) as it identifies this area for "Community Resources."
		Residential (R-1 & R-2) Districts	

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