

GENESEE COUNTY PLANNING BOARD - ZONING REFERRAL SUMMARY SHEET *Review Date:* Thursday, January 12, 2017

<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
C-01-BAT-1-17	45 Main St. (NYS Rts. 5 & 33), Batavia	Sign Permit to place a 10.22 sq. ft. (32 x 46 in.) unlit wall sign for a legal services office.	<u>APPROVAL</u> The proposed sign should pose no significant county-wide or inter-community impact.
Central Commercial (C-3) District			
C-02-BAT-1-17	8351 Lewiston Rd. (NYS Rt. 63), Batavia	Special Sign Permit to place an 82.98 sq. ft. (3 x 27.66 ft.) wall sign in the rear wall of an existing commercial use (Maurices).	<u>APPROVAL</u> The proposed sign should pose no significant county-wide or inter-community impact. This sign would be allowed under the proposed new sign code, and the adjacent business was granted a similar sign.
General Commercial (C-2) District			

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C-03-BAT-1-17	119 Swan St., Batavia	Area Variance to place a second driveway for a two-family home. Width of Driveway Maximum allowed: 25% of lot frontage (12.37 ft.) Existing: 22.6% (11.2 ft.) Proposed: 43% (21.2 ft.) Residential (R-2) District	<u>DISAPPROVAL</u> The variance is substantial and may affect the character of the neighborhood as neighboring properties do not have two driveways. In addition, the driveway location could negatively impact and may result in the removal of a street tree. The applicant has the option of parking in the rear yard as do neighboring properties.
T-01-BYRON-1-17	6819 Warboys Rd., Byron	Special Use Permit and Area Variance to install a 153.8 ft. high, 10 kW wind energy system for a single family home. Wind Energy System Height Maximum allowed: 150 ft. Proposed: 153.8 ft. Agricultural-Residential (A-R) District	<u>APPROVAL</u> Given that the variance is not significant, the proposed wind energy system should pose no significant county-wide or inter-community impact.

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<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-01-DAR-1-17	2056 Chick Rd., Darren	Special Use Permit to install a 153.8 ft. high, 10 kW wind energy system for a single family home.	<u>APPROVAL</u> The proposed wind energy system should pose no significant county-wide or inter-community impact.
		Low Density Residential (LDR) District	
T-01-LEROY-1-17	7924 E. Main Rd. (NYS Rt. 5), LeRoy	Area Variance to build an addition to an existing home. Front Yard Setback Minimum required: 75 ft. Existing home: 24.5 ft. Proposed addition: 38.5 ft.	<u>APPROVAL</u> Given that the existing home is closer to the road, the location of the proposed addition should pose no significant county-wide or inter-community impact.
		Commercial (C-2) District	

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T-01-PEM-1-17	Town of Pembroke	Zoning Text Amendment to amend the permitted uses within the Agricultural (AG), Agricultural-Residential (AG-R), Limited Commercial (LC), and Commercial (C) Districts by defining and allowing Animal Care and Training Facility.	<u>APPROVAL</u> The proposed Zoning Text Amendments should pose no significant county-wide or inter-community impact.
		Various Zoning Districts	
T-01-STAF-1-17	8469 Seven Springs Rd., Batavia	Special Use Permit to operate a home occupation (crafts shop).	<u>APPROVAL WITH MODIFICATION(S)</u> Per Section 182-5 of the Town of Stafford Zoning Law, the required modifications are as follows: 1) The shop and any business related storage shall not occupy more than 25% of the total floor area of the dwelling up to a maximum of 500 square feet, and 2) Any signage shall not be larger than the maximum allowed four square feet. With these required modifications, the proposed home occupation should pose no significant county-wide or inter-community impact.
		Agricultural-Residential (A-R) District	