

GENESEE COUNTY PLANNING BOARD - ZONING REFERRAL SUMMARY SHEET

Review Date: Thursday, October 13, 2016

<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-04-ALA-10-16	215 Bloomingdale Rd., Alabama	Site Plan Review to install a 153.6 ft. high, 10 kW wind energy system for a farm enrolled in the NYS Agricultural District Program.	<u>APPROVAL</u> The proposed wind energy system should pose no significant county-wide or inter-community impact. The majority of the energy produced will be used to power an existing farm in a NYS Certified Agricultural District. Wind energy systems to power farm operations are considered "sound agricultural practices" by NYS Dept. of Agriculture and Markets.
		Agricultural-Residential (A-R) District	
C-25-BAT-10-16	424 E. Main St. (NYS Rts. 5 & 33), Batavia	Site Plan Review for 1,300 sq. ft. additions and an expansion of a paved surface parking area for an existing non-profit facility (GCASA).	<u>APPROVAL</u> The proposed new parking area and the location of the proposed additions should pose no significant county-wide or intercommunity impact.
		Limited Commercial (C-1) District	

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C-26-BAT-10-16	26 Bank St. and 127 North St., Batavia	Special Sign Permit to replace 17 signs at two existing medical facilities (Jerome Center & UMMC).	<u>APPROVAL</u> The proposed signs should pose no significant county-wide or intercommunity impact. The signs are being replacing in the same location and are similar if not identical in size as those existing.
		Planned Development Medical (P-2) & Central Co	
C-27-BAT-10-16	311 W. Main St.(NYS Rt. 5), Batavia	Special Sign Permit to place three window signs on a commercial building.	<u>APPROVAL</u> The proposed signs do not significantly deviate from the City's sign provisions and should pose no significant county-wide or inter-community impact.
		General Commercial (C-2) District	

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T-20-BAT-10-16	4828 Ellicott Street Rd. (NYS Rt. 63), Batavia	Area Variance for a new single family home. Rear Yard Setback Minimum Required: 30 ft. Proposed: 15 ft.	<u>APPROVAL</u> The location of the proposed house should pose no significant county-wide or intercommunity impact. It is recommended that the applicant obtain a driveway permit from NYS DOT for the proposed use if a new or expanded curbcut is proposed and that the applicant submit the enclosed application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that the address of the proposed building meets Enhanced 9-1-1 standards.
		Agricultural-Residential (AG-R) District	
T-21-BAT-10-16	4330 Commerce Dr., Batavia	Site Plan Review and Area Variances for a 25,000 sq. ft. (158 x 158 ft.) addition to an existing industrial park use (Koolatron). Lot Coverage Maximum allowed: 35% Proposed: 39.7% Side Yard Setback Minimum Required: 30 ft. Proposed: 28.3 ft.	<u>APPROVAL</u> The proposed variances are not significant and the proposed addition should pose no significant county-wide or intercommunity impact.
		Industrial Park (IP) District	

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T-22-BAT-10-16	7939 Bank St., Batavia	Site Plan Review for a second driveway and parking lot for Batavia Sports Park/Turf Farm.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modifications are as follows: 1) Per NYS Dept. of Environmental Conservation (DEC) requirements, the applicant completes a Stormwater Pollution Prevention Plan (SWPPP) prior to final approval from the Town given that the project will disturb more than one acre of land; and 2) the applicant obtain documentation from the State Historic Preservation Office (SHPO) as to the project's impacts on archaeological resources. The Short Environmental Assessment Form submitted by the applicant erroneously states that the project is not located in an archaeological sensitive area. With these required modifications, the proposed sports park improvements should pose no significant county-wide or intercommunity impact.
		Agricultural-Residential (AG-R) District	
T-23-BAT-10-16	55 Edgewood Dr., Batavia	Area Variances for a new 200 sq. ft. (10 x 20 ft.) shed. Side Yard Setback Minimum Required: 8 ft. Proposed: 5 ft. Rear Yard Setback Minimum Required: 30 ft. Proposed: 5 ft.	<u>APPROVAL</u> Given that neighboring properties exhibit similar setbacks for accessory uses, the proposed location of the shed should pose no significant county-wide or intercommunity impact.
		Residential (R) District	

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T-06-BER-10-16	6512 N. Lake Rd. (NYS Rt. 19), Bergen	Final Subdivision and Area Variance to divide one parcel into into three. Lot Frontage Minimum required: Proposed: Lot #3 - 0 ft. (50 ft easement for Bergen Swamp Society)	<u>APPROVAL</u> The subdivision should pose no significant county-wide or intercommunity impact. The rear portion of the property (Lot 3 and part of Lot 2) are zoned Land Conservation (LC) District. This district does not have a minimum lot frontage requirement and therefor does not need an area variance.
		Residential-Agricultural (RA-40) & Land Conserv	
T-13-DAR-10-16	9921 Fargo Rd., Darren	Special Use Permit for recreational shooting range.	<u>APPROVAL WITH MODIFICATION(S)</u> The required five modifications are as listed in the letter included in the packet from the Town Zoning and Code Enforcement Officer. With these required modifications, the proposed recreational shooting range should pose no significant county-wide or intercommunity impact.
		Low Density Residential (LDR) District	

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T-14-DAR-10-16	663 County Line Rd., Darien	Area Variance to build a barn. Accessory building in front of principal building - Not allowed.	<u>APPROVAL</u> Given the large front yard setback of the proposed structure and that it will be well screened from the road and neighboring properties, the variance should pose no significant county-wide or inter-community impact.
Low Density Residential (LDR) District			
V-02-ELBA-10-16	7133 Oak Orchard Rd. (NYS Rt. 98), Elba	Area Variance to replace a free standing sign for an existing bank (M&T). Sign Area Maximum allowed: 25 sq. ft. Existing: 18 sq. ft. Proposed: 42 sq. ft.	<u>DISAPPROVAL</u> As proposed, the sign area significantly exceeds the maximum permitted amount, may detract from the character of the village, and set a precedent for future variances.
Commercial (C-1) and Business (B) Districts			

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T-07-STAF-10-16	8469 Seven Springs Rd., Batavia	Area variance to place an accessory building (shed) in the front yard. Accessory building in front of principal building - Not allowed.	<u>APPROVAL</u> The proposed location of the shed is well screened from neighboring properties and should pose no significant county-wide or inter-community impact.

Agricultural-Residential (A-R) District
