

<i>NUMBER</i>	<i>LOCATION</i>	<i>APPLICANT'S REQUEST</i>	<i>STAFF RECOMMENDATION</i>
V-02-ALEX-10-15	3380 Church St., Alexander	Site Plan Review to construct a 2,980 sq. ft. professional office building.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modifications are as follows: 1) Any signage proposed be in conformance with the Village of Alexander Zoning Law, and 2) any on-site lighting shall be installed so as to not shine directly onto neighboring properties or cause a hazard for motorists. With these required modifications, the proposed professional office building should pose no significant county-wide or inter-community impact.
		Residential (R-2) District	
V-01-ATTICA-10-15	Entire Village	Adoption of a comprehensive revision to the Village of Attica Zoning Code.	<u>APPROVAL</u> The proposed new zoning code should pose no significant county-wide or inter-community impact.
		Entire Village	

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C-35-BAT-10-15	335 Ellicott St. (NYS Rt. 63), Batavia	Special Sign Permit to install a free standing sign for a financial and accounting office.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that the sign be unlit or externally lit. The proposed internally lit sign does not conform to the Downtown Design Guidelines adopted by the City of Batavia. With this required modification, the proposed sign should pose no significant county-wide or inter-community impact.
		Central Commercial (C-3) District	
T-13-BAT-10-15	East Saile Dr., Batavia	Zoning Map Change rezoning a portion of a parcel from to Agricultural-Residential (AG-R) to Industrial (I) District.	<u>APPROVAL</u> The proposed Zoning Map Change should pose no significant county-wide or inter-community impact. The Comprehensive Plan adopted by the Town of Batavia in 2007 identifies this area as Commercial/ Industrial/ Office in its Future Land Use Map (Map 4).
		Agricultural-Residential (AG-R) District	

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T-14-BAT-10-15	3604 Pearl Street Rd. (NYS Rt. 33), Batavia	Zoning Map Change rezoning a portion of a parcel from to Agricultural-Residential (AG-R) to Industrial (I) District. Agricultural-Residential (AG-R) District	<u>DISAPPROVAL</u> The Comprehensive Plan adopted by the Town of Batavia in 2007 identifies this area as Agricultural/Residential in its Future Land Use Map (Map 4), and such a rezoning could be considered an illegal spot zoning. The applicants state in the application that they have operated a junkyard at this site for over 65 years, yet the Town has not indicated support of its expansion through the Comprehensive Plan. Spot zoning refers to the rezoning of a parcel of land to a use category different from the surrounding area, usually to benefit a single owner or a single development interest. Illegal spot zoning occurs whenever the change is other than part of a well-considered and comprehensive plan prepared to serve the general welfare of the community.
V-01-BER-10-15	8073 & 8097 Clinton St. Rd. (NYS Rt. 33), Bergen	Preliminary Subdivision and Site Plan Review for the addition of an accessory car wash to an existing gas station and convenience store. Central Commercial (C-2) District	<u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that the applicant provide an on-site traffic circulation plan acceptable to the Village Planning Board. With this required modification, the proposed car wash should pose no significant county-wide or inter-community impact. It is recommended that the Village explore for the provision of pedestrian/bicycle facilities to the site.

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V-02-CORFU-10-15	Fieldcrest Dr., Corfu	Zoning Map Change and Preliminary Subdivision Plat Review for a 17 lot single-family subdivision. Rezone a portion of the property from Land Conservation to Residential (R-1) District.	<u>APPROVAL WITH MODIFICATION(S)</u> Prior to final approval by the Village, the required modifications are as follows: 1) the applicant complete a Storm Water Pollution Prevention Plan (SWPPP) for the entire project, 2) the village obtain a wetland delineation for the rear property to be dedicated to the Village, 3) the applicant obtain a permit from the U.S. Army Corps of Engineers for the wetlands to be disturbed/filled in, and 4) the applicant provide written evidence that the Pembroke School District has no objections to the design of the proposed turn-around to be utilized by their bus fleet. With these required modifications, the subdivision should pose no significant county-wide or inter-community impact.
		Neighborhood Business, Land Conservation & Res	
T-11-DAR-10-15	Fargo Rd., Darien	Special Use Permit for a Non-Commercial Recreational Use.	<u>APPROVAL</u> The proposed non-commercial recreational use should pose no significant county-wide or inter-community impact.
		Low Density Residential (LDR) District	

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T-12-DAR-10-15	County Line Rd., Darien	Special Use Permit for a Non-Commercial Recreational Use.	<u>APPROVAL</u> The proposed non-commercial recreational use should pose no significant county-wide or inter-community impact.
		Low Density Residential (LDR) District	
T-11-LEROY-10-15	8115 East Main Rd. (NYS Rt. 5), LeRoy	Area Variances to place a new shed for a single-family residence. Rear Yard Setback Minimum required: 35 ft. Proposed shed: 10 ft. Side Yard Setback Minimum required: 20 ft. Proposed shed: 10 ft.	<u>APPROVAL</u> Given that neighboring properties exhibit similar setbacks for such accessory uses, the proposed variances should pose no significant county-wide or inter-community impact.
		Residential (R-1) District	

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T-12-LEROY-10-15	8560 West Bergen Rd., LeRoy	Area Variances to place a new in-ground pool for a single-family residence. Rear Yard Setback Minimum required: 50 ft. Proposed pool: 25 ft.	<u>APPROVAL</u> Given that neighboring properties exhibit similar setbacks for accessory uses such as sheds and garages, the proposed variances should pose no significant county-wide or inter-community impact.
		Residential Agricultural (R+A) District	
T-13-LEROY-10-15	7924 East Main Rd. (NYS Rt. 5), LeRoy	Area Variance to rebuild and enlarge an existing front porch for a single-family residence. Front Yard Setback Minimum required: 75 ft. Existing porch: 30 ft. Proposed porch: 24 ft.	<u>APPROVAL</u> Given that neighboring properties exhibit similar setbacks, the proposed variances should pose no significant county-wide or inter-community impact.
		General Commercial (C-2) District	

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T-11-PEM-10-15	2436 Beckwith Rd., Pembroke	Special Use Permit to operate a dog kennel.	<p><u>APPROVAL WITH MODIFICATION(S)</u></p> <p>The required modifications, to be provided by the applicant to the Town Planning Board prior to final approval, are as follows: 1) the applicant submit a revised Environmental Assessment Form (EAF), as the form provided references the previous variance request, 2) the applicant complete an Agricultural Data Statement as required by NYS Agricultural Districts Law, and (3) a waste management plan be reviewed and deemed acceptable by an outside agency (i.e., Genesee County Soil and Water Conservation District, or other source acceptable to the Town). With these required modifications, and given that the proposed dog kennel will be located in an agricultural area with over 50 acres of land, it should pose no significant county-wide or inter-community impact.</p> <p>Agricultural (AG) District</p>
T-06-STAF-10-15	5782 Main Rd. (NYS Rt. 5), Stafford	Site Plan Review to construct an accessory building for an existing commercial/light-industrial use.	<p><u>APPROVAL</u></p> <p>The proposed accessory building should pose no significant county-wide or inter-community impact.</p> <p>Industrial (I) District</p>