

GENESEE COUNTY PLANNING BOARD - ZONING REFERRAL SUMMARY SHEET

Review Date: Thursday, November 10, 2016

<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
C-28-BAT-11-16	337 Bank St., Batavia	Special Sign Permit to replace a freestanding sign for an existing multi-family residential development.	<u>APPROVAL</u> The proposed sign is smaller than the existing sign and should pose no significant county-wide or inter-community impact.
		Residential (R-1) District	
C-29-BAT-11-16	151 Oak St. (NYS Rt. 98), Batavia	Use Variance to construct a two-family dwelling on a vacant parcel.	<u>APPROVAL</u> The application seems to meet all four criteria set forth in NYS City Law, for the granting of a use variance and as such the variance should pose no significant county-wide or inter-community impact. The hardship appears not to be self-created as the parcel was purchased by the family prior to the restrictions on two -family dwellings was in place. The applicant has demonstrated with ample financial evidence that a reasonable return cannot be obtained from the property as currently zoned. In addition, the hardship seems to be unique to this parcel given that the surrounding properties are already built upon. Finally, a two-family homes should not alter the essential character of the residential neighborhood.
		Residential (R-1) District	

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C-30-BAT-11-16	425A W. Main St. (NYS Rt. 5), Batavia	Special Sign Permit to place three roof signs on a commercial building. Signs are not permitted on the roof of any building.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that the applicant eliminate the two new roof signs proposed, leaving only the replacement of the existing roof sign. With this proposed modification, the proposed sign should pose no significant county-wide or inter-community impact. This modification would preserve the integrity of the existing sign code and would prevent setting a precedent for other such requests. It should be noted that the proposed sign code for the City would also not allow roof signs.
		General Commercial (C-2) District	
C-31-BAT-11-16	109-111 Main St. (NYS Rts. 5 & 33), Batavia	Special Use Permit to construct seven dwelling units in the upper floors of an existing mixed-use building.	<u>APPROVAL</u> The proposed dwelling units should pose no significant county-wide or inter-community impact. Utilization of upper floors is encouraged and provide a healthy mix of uses necessary for a successful downtown.
		Central Commercial (C-3) District	

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C-32-BAT-11-16	One Batavia City Ctr. (NYS Rts. 5 & 33), Batavia	Zoning Text Amendments to adopt new sign regulations.	<u>APPROVAL</u> The Department worked closely with City staff and the Planning and Development Committee to draft the proposed sign code. The new code is intended to improve ease of use and to clarify current issues with the code and therefore should pose no significant county-wide or inter-community impact.
		Entire City	
V-01-CORFU-11-16	90 E. Main St. (NYS Rt. 33), Corfu	Final Subdivision Plat Review to divide one parcel into three.	<u>APPROVAL</u> The proposed subdivision should pose no significant county-wide or inter-community impact.
		Residential (R-1) District	

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V-02-LEROY-11-16	7 Munson St., LeRoy	Area Variance to build a 576 sq. ft. (24 x 24 ft.) garage for a single-family home. Side Yard Setback Minimum required: 12 ft. Proposed: 5 ft.	<u>APPROVAL</u> The proposed variance should pose no significant county-wide or inter-community impact. Neighboring properties exhibit similar such setbacks.
		Residential (R-1) District	
V-03-LEROY-11-16	42 E. Main St. (NYS Rt. 5), LeRoy	Special Use Permit to own four dogs (more than two dogs is defined as a kennel).	<u>APPROVAL</u> The proposed kennel should pose no significant county-wide or inter-community impact. It is recommended that the LeRoy Planning Board establish a maximum number of dogs allowed and ensure there is a plan for disposing of the animal waste.
		Residential (R-1) District	

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V-04-LEROY-11-16	8715 Lake Street Rd. (NYS Rt. 19), LeRoy	Site Plan Review to expand existing driveway and outdoor storage area at an existing manufacturing facility (Orcon Industries).	<u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that the applicant install landscaping (i.e.. berm, evergreen trees) or other such buffer acceptable to the LeRoy Planning Board that screens the outdoor storage from neighboring properties. With this required modification, the proposed driveway expansion and outdoor storage should pose no significant county-wide or inter-community impact.
		Industrial (I-1) District	
T-08-STAF-11-16	5505 Main Rd. (NYS Rt. 5), Stafford	Area Variance to build a new garage for a single-family home. Side Yard Setback Minimum required: 30 ft. Proposed: 8 ft.	<u>APPROVAL</u> The proposed variance should pose no significant county-wide or inter-community impact. Neighboring properties exhibit similar such setbacks.
		Commercial (C) District	