

<b><i>NUMBER</i></b>	<b><i>LOCATION</i></b>	<b><i>APPLICANT'S REQUEST</i></b>	<b><i>BOARD ACTION</i></b>
<b>T-02-ALEX-11-15</b>	10724 Alexander Rd. (NYS Rt. 98), Alexander	Area Variance to place a sign for a home occupation (insurance office).  Sign Size Maximum allowed: 6 sq. ft. Proposed: 33 sq. ft.	<b><u>DISAPPROVAL</u></b>  The proposed variance grossly exceed the requirements of the Town of Alexander's Zoning Ordinance. Granting of such a large variance may set a precedent for other such applications in residential districts. The purpose of a home occupation sign is for location identification and not for advertising of the business.
		Residential (R) District	
<b>C-36-BAT-11-15</b>	211 W. Main St. (NYS Rts. 5 & 63), Batavia	Special Sign Permit to allow for periodical change of an existing digital reader board for an existing candy shop (Oliver's Candies).	<b><u>DISAPPROVAL</u></b>  The proposed periodic changing in the existing LED display is prohibited by City Law, as in most Genesee County municipalities, due to the fact that they create distractions for drivers. This is especially dangerous at the busy intersection of four State roads, the busiest intersection in the entire County. It should be noted that the City has been consistent in not allowing these types of signs, that are becoming ever more popular, from changing more than once per 24-hr period.
		General Commercial (C-2) District	

<b><i>NUMBER</i></b>	<b><i>LOCATION</i></b>	<b><i>APPLICANT'S REQUEST</i></b>	<b><i>BOARD ACTION</i></b>
<b>C-37-BAT-11-15</b>	180 Pearl St. (NYS Rt. 33), Batavia	Final Subdivision to divide a multi-family residential parcel into two separate parcels each with a two-family residence.	<b><u>APPROVAL</u></b>  The proposed subdivision should pose no significant county-wide or inter-community impact.
		Residential (R-2) District	
<b>C-38-BAT-11-15</b>	401-409 W. Main St. (NYS Rts. 5 & 63), Batavia	Final Subdivision, Special Use Permit, Special Sign Permits and Area Variances for a new drive-in restaurant (Dunkin' Donuts).  Distance to side lot line for driveways for drive-in restaurants Minimum required: 20 ft.; Proposed: 0 ft. Number of Parking Spaces - Minimum required: 68; Proposed: 30 Front Yard Setback - Minimum required: 25 ft.; Proposed: 12 ft. Building Height - Maximum required: 18 ft.; Proposed: 25.29 ft. Driveway Width - Minimum required: 20 ft.; Proposed: 14 ft.	<b><u>NO ACTION TAKEN</u></b>  No action was taken on this referral due to the inability of the County Planning Board to pass any motion with a majority of the whole number (5 of 9 members) on a specific recommendation.
		General Commercial (C-2) District	

<b><i>NUMBER</i></b>	<b><i>LOCATION</i></b>	<b><i>APPLICANT'S REQUEST</i></b>	<b><i>BOARD ACTION</i></b>
<b>T-15-BAT-11-15</b>	Entire Town	Zoning Text Amendments to add review criteria for Solar Energy Systems	<p><b><u>APPROVAL WITH MODIFICATION(S)</u></b></p> <p>The required modification is that the Town add agricultural mitigation provisions such as those included in the Wind Energy Systems section of the Town of Batavia Zoning regulations §235-38.1 (U) for solar energy systems built on agricultural land. Of particular concern are construction and restoration techniques, including maintenance and restoration of drainage patterns and improvements, stockpiling of topsoil, and soil decompaction after decommissioning of the project. With this required modification, the proposed zoning text amendments should pose no significant county-wide or inter-community impact.</p>
		Entire Town	
<b>T-08-BETH-11-15</b>	5101 Broadway Rd. (NYS Rt. 20), Bethany	Site Plan Review to exchange 6 panel antennas and add a new battery cabinet at grade for an existing telecommunications tower.	<p><b><u>APPROVAL</u></b></p> <p>The proposed antennas and battery cabinet should pose no significant county-wide or inter-community impact. The applicant is reminded that per Genesee County Local Law, the carrier must route all emergency 911 calls originating in the County to the Emergency Dispatch Center at the Genesee County Sheriff's Office in Batavia.</p>
		Agricultural-Residential (A-R) District	

<b><i>NUMBER</i></b>	<b><i>LOCATION</i></b>	<b><i>APPLICANT'S REQUEST</i></b>	<b><i>BOARD ACTION</i></b>
<b>T-12-PEM-11-15</b>	Alleghany Rd. (NYS Rt. 77), Pembroke	Site Plan Review and Area Variance for the construction of a new convenience store (Dollar General).  Number of Parking Spaces Minimum required: 41; Proposed: 33 Parking Space Size Minimum required: 10 x 20 ft.; Proposed: 9 x 20 ft. Building Area Maximum allowed: 5,000 sq. ft.; Proposed: 9,100 sq. ft. Freestanding Sign Area Maximum allowed: 25 sq. ft.; Proposed: 50 sq. ft.  Limited Commercial (LC) District	<b><u>DISAPPROVAL</u></b>  The proposed variances grossly exceed the requirements of the Town of Pembroke's Zoning Law. Granting of such a large variances may set a precedent for future commercial uses in this corridor. In addition, the property is in active agriculture and enrolled in Genesee County Agricultural District #1 and as such is subject to lateral restrictions from NYS Dept. of Agriculture and Markets for hookups to public water and sewer connections.
<b>T-13-PEM-11-15</b>	1711 Genesee St. (NYS Rt. 33), Pembroke	Area Variance to subdivide a single-family home from its rear acreage and accessory buildings.  Side Yard Setback Minimum required: 25 ft. Proposed: 23 ft.  Agricultural-Residential (AG-R) District	<b><u>APPROVAL</u></b>  The proposed setback should pose no significant county-wide or inter-community impact.

<b><i>NUMBER</i></b>	<b><i>LOCATION</i></b>	<b><i>APPLICANT'S REQUEST</i></b>	<b><i>BOARD ACTION</i></b>
<b>T-07-STAF-11-15</b>	6614 Main Rd. (NYS Rt. 5), Stafford	Site Plan Review to operate an electrician's business office and warehouse.	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  The required modification is that the applicant maintain or improve upon existing vegetative buffers and fencing of the property. With this required modification, the proposed use should pose no significant county-wide or inter-community impact.

Agricultural-Residential (A-R) District