

| <i>NUMBER</i> | <i>LOCATION</i> | <i>APPLICANT'S REQUEST</i> | <i>BOARD ACTION</i> |
|-----------------------|--------------------------------|---|---|
| T-02-ALA-12-15 | 6489 Knowlesville Rd., Alabama | Area Variance to construct a roof over an existing entryway and deck for a single-family home. Side Yard Setback Minimum required: 15 ft. Existing deck: 4 ft. Proposed porch:4 ft. | <u>APPROVAL</u> The proposed setback should pose no significant county-wide or inter-community impact. |
| | | Agricultural-Residential (A-R) District | |
| T-03-ALA-12-15 | Gorton Rd., Alabama | Incentive Zoning application for a temporary 311 ft high meteorological (MET) tower. | <u>APPROVAL WITH MODIFICATION(S)</u> Given the applicant's assurance on the temporary nature of the tower, the required modifications for the proposed new Meteorological (MET) Tower are as follows: (1) The applicant adhere to the NYS Dept. of Agriculture and Markets Guidelines for Agricultural Mitigation for Wind Power Projects as they pertain to siting, construction, restoration, monitoring and remediation, and as recommended by the Town Planning Board, (2) the applicant install an eight-foot high chain link fence around each anchor point, (3) the applicant meet all applicable FAA requirements especially as they pertain to lighting, and (4) the applicant provide a decommissioning bond or financial security that includes a condition prohibiting the transfer of permits, unless the Town Board approves the decommissioning bond or financial security for the prospective transferee. With these required modifications, the proposed temporary MET tower should pose no significant county-wide or inter-community impact. It is recommended that the Town consult with Mercy Flight to advise them of the new tower location. |
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| C-39-BAT-12-15 | 85-89 Main St. (NYS Rts. 5 & 33), Batavia | Special Sign Permit to place a 17.64 x 8.45 ft. window sign. Total Window Sign Coverage Area Maximum allowed: 25% (37.25 sq. ft.) Proposed Sign: 100% (149 sq. ft.) | <u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that the applicant decreases the size of the window sign to comply with the City's 25% maximum coverage regulation. The amount of signage proposed grossly exceeds that allowed per the City's zoning regulations and by reducing transparency in the first floor windows, detracts from the pedestrian experience. With this required modification, the proposed sign should pose no significant county-wide or inter-community impact. |
| | | Central Commercial (C-3) District | |
| T-16-BAT-12-15 | Barrett Dr., Batavia | Site Plan Review to construct a new fire station. | <u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that Barrett Dr. be officially dedicated by the Town as a road, in order for it to be included into the E911 dispatch system. As this building would be the first address on this road, it is recommended that the Town work closely with the County Emergency Communications Director to ensure that the address of the proposed Fire Station meets Enhanced 9-1-1 standards. |
| | | Hamlet Residential (HR) District | |

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| T-03-BER-12-15 | 7451 S. Lake Rd. (NYS Rt. 19), Bergen | Final Subdivision to divide one parcel into into three. | <u>APPROVAL</u> The proposed final subdivision should pose no significant county-wide or inter-community impact. The applicant should note that because the parent parcel is enrolled in the NYS Agricultural District Program (Genesee District No. 4), all three parcels will continue to be enrolled at least through year 2019. |
| | | Residential-Agricultural (RA-40) District | |
| T-14-PEM-12-15 | Portion of Limited Commercial (LC) District | Zoning Text Amendment to amend the permitted uses within the Limited Commercial (LC) District by allowing retail trade and/or personal service not exceeding 10,000 sq. ft. of gross floor area throughout the entire zoning district. | <u>APPROVAL</u> The proposed Zoning Text Amendment expanding retail trade and/or personal service to 10,000 sq. ft. or less in the portion of the Limited Commercial District that was previously limited to 5,000 sq. ft. or less is not inconsistent with the Town's Comprehensive Plan adopted in 2007 and as such should pose no significant county-wide or inter-community impact. It is recommended that the Town consider amending its Zoning Map to further conform with the recommendations of the Comprehensive Plan which call for Mixed-use and Residential zoning within this corridor. |
| | | Limited Commercial (LC) District | |

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| T-08-STAF-12-15 | 5762 Main Rd. (NYS Rt. 5), Stafford | Site Plan Review to establish a medical office and other professional offices in an existing commercial building. | <u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that the landowner combine both parcels in order to comply with the minimum setbacks required by the Town of Stafford Zoning Law. With this required modification, the proposed medical/professional offices should pose no significant county-wide or inter-community impact. |

Commercial (C) District