

<b><i>NUMBER</i></b>	<b><i>LOCATION</i></b>	<b><i>APPLICANT'S REQUEST</i></b>	<b><i>STAFF RECOMMENDATION</i></b>
<b>T-01-ALA-3-15</b>	Entire Town	Zoning Text Amendments to extend a moratorium that prohibits Commercial Development outside the Commercial (C) District for an additional 12 months (2nd extension).	<b><u>APPROVAL</u></b>  The proposed moratorium should pose no significant county-wide or inter-community impact. The moratorium appears to meet the intent of the municipality to have enough time to study and draft changes to their Zoning Law to protect the health, safety and welfare of the community.
		All Districts except the Commercial (C) District	
<b>C-09-BAT-3-15</b>	219 E. Main St. (NYS Rts. 5 & 33), Batavia	Special Sign Permit to replace the face of an existing internally-lit free standing sign for a bank (Key Bank).	<b><u>APPROVAL</u></b>  Given that the bank is not increasing its non-conformity, the proposed sign face should pose no significant county-wide or inter-community impact.
		Central Commercial (C-3) District	

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<b>C-10-BAT-3-15</b>	11 Hutchins St., Batavia	Area Variance to install a metal wheelchair ramp for a single-family home.  Side Yard Setback Minimum required: 8 ft. Existing; 8.84 ft. Proposed: 0.51 ft.	<b><u>APPROVAL</u></b>  The proposed ramp should pose no significant county-wide or inter-community impact.
		Residential (R-3) and General Commercial (C-2)	
<b>C-11-BAT-3-15</b>	262 Bank St., Batavia	Special Sign Permit to place a 29.72 sq. ft. (3.33 x 8.92 ft.) sign for a medical business (UR Medicine/Wilmot Cancer Institute).	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  The required modification is that the sign be externally lit in order to limit its impact on neighboring residential properties. With this required modification and given the reduction in size from the previous application, new location, and that the existing sign will be removed, the new proposed sign should pose no significant county-wide or inter-community impact.
		Planned Development-Medical (P-2) District	

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<b>C-12-BAT-3-15</b>	1 Wade Ave., Batavia	Use Variance to operate a general business office and contractor's office in an existing commercial building.	<p><b><u>DISAPPROVAL</u></b></p> <p>Under the criteria set forth in NYS General City Law, this proposal does not appear to meet the thresholds for the granting of a Use Variance. The parcel was purchased by the applicant in 2014 after the zoning regulations were in place and therefore the hardship appears to be self-created. Under the Law, the applicant must meet all four tests in order for the City's Zoning Board of Appeals to grant the use variance. Possible inappropriate application of use variances may pose significant impacts upon the development policies/processes of the City.</p>
		Residential (R-2) District	
<b>T-03-BAT-3-15</b>	8713 Wortendyke Rd., Batavia	Mobile Home Park (MHP) District to Agricultural-Residential (AG-R) District	<p><b><u>APPROVAL</u></b></p> <p>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 Manufactured Home Park in its Future Land Use Map (Map 4), however the parcel was developed as a single-family home use in 2012. It is recommended that the Town amend its Comprehensive Plan to reflect this change as it is unlikely to be developed as a Manufactured Home Park in the near future.</p>
		Mobile Home Park (MHP) District	

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<b>T-04-BAT-3-15</b>	5264 Clinton Street Rd. (NYS Rt. 33), Batavia	Sign Permit for a new coffee shop in an existing commercial building.	<b><u>APPROVAL</u></b>  The proposed sign should pose no significant county-wide or inter-community impact.
		Commercial (C) District	
<b>T-05-DAR-3-15</b>	557 Broadway Rd. (NYS Rt. 20), Darien	Area Variance for the construction of a new 2,160 sq. ft. (36 x 60 ft.) storage barn for a single-family home.  Side Yard Setback Minimum required: 50 ft. Proposed: 30 ft.	<b><u>APPROVAL</u></b>  The location of the proposed barn should not impact surrounding properties and pose no significant county-wide or inter-community impact.
		Low Density Residential (LDR) District	

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<b>T-03-LEROY-3-15</b>	8425 Oatka Trl., LeRoy	Area Variances to build a new 576 sq. ft. (24 x 24 ft.) garage for an existing single-family home.  Front Yard Setback - Minimum required: 75 ft. Existing home: Approx. 0 ft.; Proposed: 25 ft. Side Yard Setback - Minimum required: 20 ft. Existing home: Approx. 50 ft.; Proposed: 12 ft. Rear Yard Setback - Minimum required: 50 ft. Existing home: approx. 20 ft.; Proposed: 1 ft.  Residential Agricultural (R+A) District	<b><u>APPROVAL</u></b>  The proposed garage should pose no significant county-wide or inter-community impact. The applicant is limited due to the dimensions and the topography of the lot, and properties along this road exhibit similar setbacks.
<b>T-04-LEROY-3-15</b>	8005 North Rd., LeRoy	Area Variance to build a new single-family home to replace a previous home destroyed by fire.  Rear Yard Setback Minimum required: 50 ft. Previous home: 10 ft. Proposed home: 10 ft.  Residential Agricultural (R+A) District	<b><u>APPROVAL</u></b>  Given that it will not be any closer to the rear lot line than the previous home, the proposed single-family home should pose no significant county-wide or inter-community impact.

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<b>T-05-LEROY-3-15</b>	8457 North Street Rd., LeRoy	Site Plan Review for a 3,600 sq. ft. (100 x 36 ft.) addition to an existing hardware store (Crocker's).	<b><u>APPROVAL</u></b>  The proposed addition should pose no significant county-wide or inter-community impact.
		Limited Commercial (C-1) District	
<b>T-01-PEM-3-15</b>	857 Main Rd. (NYS Rt. 5), Pembroke	Site Plan Review to erect a 100 ft. high telecommunication tower for an food manufacturing facility (Yancey's Fancy).	<b><u>APPROVAL</u></b>  The proposed telecommunication tower is a customary accessory use to manufacturing facilities and should pose no significant county-wide or inter-community impact.
		Interchange (INT) District	