

GENESEE COUNTY PLANNING BOARD - ZONING REFERRAL SUMMARY SHEET

Review Date: Thursday, May 11, 2017

<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-04-ALA-5-17	Entire Town of Alabama	Zoning Text Amendments to extend a moratorium that prohibits commercial development outside the Commercial (C) District for an additional 12 months (4th extension).	<u>APPROVAL</u> 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	
T-03-ALEX-5-17	11212 Alexander Rd. (NYS Rt. 98), Alexander	Special Use Permit for a home occupation (retail sales of handmade crafts).	<u>APPROVAL</u> The proposed home occupation should pose no significant county-wide or inter-community impact
		Agriculture-Residential (A-R) District	

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T-09-BAT-5-17	State Street Rd. (South of I-90), Batavia	Special Use Permit and Area Variances to operate a truck repair/sales service and education center. Total Sign Area Max. Allowed: 200 sq. ft.; Proposed: 759.5 sq. ft. Number of Signs Max. Allowed: 2; Proposed: 5 Number of Free Standing Sign Max. Allowed: 1; Proposed: 2 Free Standing Sign Height Max Allowed: 35 ft.; Proposed: 80 ft.	<u>APPROVAL WITH MODIFICATIONS OF SPECIAL USE PERMIT; DISAPPROVAL OF AREA VARIANCES</u> The proposed variances grossly exceed the Town's Zoning Law and could impact neighboring residential properties. As per the special use permit, the required modifications are as follows: 1) The applicant obtain documentation from the State Historic Preservation Office (SHPO) as to the project's impacts on archaeological resources, 2) Per NYS Dept. of Environmental Conservation (DEC) requirements, and given that the applicant will be disturbing more than one acre of land, the applicant completes a Stormwater Pollution Prevention Plan (SWPPP) prior to final approval from the Town, 3) Obtain an updated wetland delineation for the property as it was last completed in 1990, 4) All outdoor storage of parts, junk vehicles, apparatus and trash shall be prohibited, except for vehicles being serviced. 5) The storage and disposal of new and used waste oils, lubricants, fuel, and other hazardous materials must be conducted in accordance with applicable State and Federal regulations. With these required modifications the proposed truck center should pose no significant county-wide or inter- community impact. It is recommended that the applicant submits the enclosed application for 9-1-1 Address verification to the Genesee County Sheriffs Office to ensure that the address of the proposed project meets Enhanced 9-1-1 standards.
		Commercial (C) District	

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T-10-BAT-5-17	8053 Oak Orchard Rd.(NYS Rt. 98), Batavia	Special Use Permit and Site Plan Review for a 11 acre, 2 MW Solar Farm on 82 acres of land.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that the applicant obtain documentation from the State Historic Preservation Office (SHPO) as to the project's impacts on archaeological resources. With this required modification, the proposed solar energy system should pose no significant county-wide or intercommunity impact. It is recommended that the applicant submits the enclosed application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that the address of the proposed project meets Enhanced 9-1-1 standards. Industrial (I) and Residential (R) Districts
V-04-LEROY-5-17	39 & 43 Mill St., LeRoy	Special Use Permit, Site Plan Review and Area Variances for a 60-unit Multi-family residential building (DePaul Apartments). Minimum Lot Size Minimum Required: 128,000 sq. ft.; Proposed: 64,904.4 sq. ft. Front Yard Setback Minimum Required: 30 ft.; Proposed: 9 ft. Number of Parking Spaces Minimum Required: 60; Proposed: 42 Residential (R-3) District	<u>APPROVAL WITH MODIFICATION(S)</u> The proposed variances are in keeping with historic development patterns of the village and advance the goals established under the County Smart Growth Plan. The required modifications are as follows: 1) The applicant obtain documentation from the State Historic Preservation Office (SHPO) as to the project's impacts on archaeological resources; and 2) Per NYS Dept. of Environmental Conservation (DEC) requirements, and given that the applicant will be disturbing more than one acre of land, the applicant completes a Stormwater Pollution Prevention Plan (SWPPP) prior to final approval from the Town. With these required modifications, the proposed development should pose no significant county-wide or intercommunity impact. It is recommended that the applicant submits the enclosed application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that the address of the proposed residential use meets Enhanced 9-1-1 standards.

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V-05-LEROY-5-17	10 Lent Ave., LeRoy	Site Plan Review for a 1,200 sq. ft. (30 x 40 ft.) pavilion for a community service organization (Excelsior Hook & Ladder).	<u>APPROVAL</u> The proposed pavilion should pose no significant county-wide or inter-community impact.
Industrial (I) District			
T-02-PAV-5-17	7284 Telephone Rd. (NYS Rt. 20), Pavilion	Area Variance to construct a 672 sq. ft. (24 x 28 ft.) addition to an existing barn. Side Yard Setback Minimum Required: 25 ft. Proposed: 13 ft.	<u>APPROVAL</u> The proposed variance should pose no significant county-wide or inter-community impact. Adjacent properties exhibit smaller setbacks.
Agriculture-Residential-1 (AR-1) District			