

GENESEE COUNTY PLANNING BOARD - ZONING REFERRAL SUMMARY SHEET

Review Date: Thursday, May 12, 2016

<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
C-11-BAT-5-16	10 Lacrosse Ave., Batavia	Area Variance to replace wooden fence with a vinyl fence. Fence height in front yards within 15 ft. of property line Maximum allowed: 3 ft. Existing wooden: 5 ft. (previous variance granted in 1991) Proposed: 6 ft.	<u>NO ACTION TAKEN</u> 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.
		Residential (R-2) District	
T-07-BAT-5-16	5011 W. Ag Park Dr., Batavia	Site Plan Review for a 3,360 sq. ft. addition to an existing food (dairy products) manufacturer.	<u>APPROVAL</u> The proposed expansion should pose no significant county-wide or inter-community impact.
		Industrial Park (IP) District	

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T-08-BAT-5-16	8282 Park Rd., Batavia	Special Use Permit to have outdoor concerts and food service at new restaurant.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modifications are as follows: (1) The applicant provides an updated site plan acceptable to the Town Planning Board, that depicts the area to be fenced with security/emergency access points, additional parking areas, on-site lighting, and hours of operation. (2) The applicant provides a transportation/pedestrian access plan acceptable to the Town Planning Board, Batavia Fire Department, County Emergency Management Services and County Sheriff for the movement of concert attendees to and from parking areas. It is incumbent on the applicant to provide adequate security and safety for their customers entering and exiting their property. With these required modifications, the proposed outdoor concerts should pose no significant county-wide or inter-community impact. Commercial (C) District
T-02-BER-5-16	West Sweden Rd., Bergen	Final Subdivision to divide a building lot from an agricultural parcel.	<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), both parcels will continue to be enrolled at least through year 2021. It is recommended that the applicant submit the attached application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that an address is assigned that meets Enhanced 9-1-1 standards. Residential-Agricultural (RA-40) District

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T-03-BETH-5-16	9718 Bethany Center Rd., Bethany	Area Variances to build a garage for a single-family home. Accessory structure in front yard. Front Yard Setback Minimum required: 75 ft. Proposed: 27.4 ft. Side Yard Setback Minimum required: 25 ft. Proposed: 10 ft. Agricultural-Residential (A-R) District	<u>DISAPPROVAL</u> The proposed variances are too large, are out of character with the area and the applicant has the option to minimize the number of variances by building the garage in line or set back from the residence.
T-06-DAR-5-16	557 Broadway Rd. (NYS Rt. 20), Darien	Special Use Permit to operate an auto restoration / auto body repair repair shop in a barn of an existing single-family residential property. Low-Density Residential (LDR) District	<u>APPROVAL WITH MODIFICATION(S)</u> The required modifications are as follows: (1) All outdoor storage of parts, junk cars, apparatus and trash shall be prohibited, except for vehicles being serviced, (2) The applicant shall comply with the Town's Zoning Law as it pertains to signage, (3) the applicant obtain a driveway permit from NYS DOT for the change in use prior to final approval by the Town, and (4) 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 motor vehicle repair use should pose no significant county-wide or inter-community impact.

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T-07-DAR-5-16	10540 Harlow Rd., Darien	Area Variance for a new 400 sq. ft. (20 x 20 ft) garage. Side yard setback Minimum required: 50 ft. Existing: 69.9 ft. Proposed: 45.9 ft.	<u>APPROVAL</u> The proposed setback should pose no significant county-wide or inter-community impact.
Low Density Residential (LDR) District			
T-02-LEROY-5-16	8087 Parmelee Rd., LeRoy	Area Variance for to build a 1,134 sq. ft. (27 x 42 ft.) barn. Side yard setback Minimum required: 20 ft. Proposed: 5 ft.	<u>NO ACTION TAKEN</u> 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.
Residential Agricultural (R+A) District			

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T-03-LEROY-5-16	8055 Lake Street Rd. (NYS Rt. 19), LeRoy	Area Variance to add a 288 sq. ft. (12 x 24 ft.) carport to an existing detached garage. Side yard setback Minimum required: 20 ft. Existing: 20 ft. Proposed: 12.5 ft.	<u>APPROVAL</u> The proposed location of the carport should pose no significant county-wide or inter-community impact. The location is limited by the configuration of the driveway and location of existing trees on the property.
Residential Agricultural (R+A) District			
T-01-PAV-5-16	10332 South Street Rd., Pavilion	Area Variances to build a 720 sq. ft. (24 x 30 ft.) barn with 8 ft. lean-to. Accessory structure in front yard - not allowed	<u>APPROVAL</u> The proposed location of the barn is well screened from neighboring properties and should pose no significant county-wide or inter-community impact.
Agricultural and Residential (A&R-1) District			