

**GENESEE COUNTY PLANNING BOARD - ZONING REFERRAL SUMMARY SHEET**

**Review Date:** Thursday, August 11, 2016

<b><u>NUMBER</u></b>	<b><u>LOCATION</u></b>	<b><u>APPLICANT'S REQUEST</u></b>	<b><u>BOARD ACTION</u></b>
<b>T-04-ALEX-8-16</b>	3888 Dry Bridge Rd., Alexander	Special Use Permit for a temporary permit to place a recreational vehicle on vacant land.	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  The required modification is that the applicant provide a site plan acceptable to the Town Planning Board showing the location of the recreational vehicle with setbacks to property lines and the location of driveways or any other improvements. With this required modification, the proposed temporary permit should pose no significant county-wide or inter-community impact.
		Agricultural-Residential (A-R) District	
<b>C-21-BAT-8-16</b>	20 Jefferson Sq., Batavia	Sign Permits for two exterior lit wall signs for an existing insurance company (Lawley).	<b><u>APPROVAL</u></b>  The proposed signs should pose no significant county-wide or inter-community impact.
		Central Commercial (C-3) District	

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<b>C-22-BAT-8-16</b>	60 Main St. (NYS Rts 5 & 33), Batavia	Sign and Special Sign Permits for two exterior lit wall signs for a new restaurant (Carter's).	<b><u>APPROVAL</u></b>  The proposed signs replace similar signs from the previous restaurant and should pose no significant county-wide or inter-community impact.
Central Commercial (C-3) District			
<b>C-23-BAT-8-16</b>	40 Oak St. (NYS Rt. 98), Batavia	Special Sign Permits for one canopy and two window signs for a new restaurant (Kati's Place).	<b><u>APPROVAL</u></b>  The proposed signs do not detract from the character of the residential area and should pose no significant county-wide or inter-community impact.
Residential (R-2) District			

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<b>C-24-BAT-8-16</b>	55 Main St. (NYS Rts 5 & 33), Batavia	Sign Permits for two exterior lit wall signs for an existing bank (M&T).	<b><u>APPROVAL</u></b>  The proposed signs should pose no significant county-wide or inter-community impact.
Central Commercial (C-3) District			
<b>T-15-BAT-8-16</b>	8370 Kelsey Rd., Batavia	Area Variance to replace a manufactured home.  Dimensional Criteria for One- and Two-family Dwelling Units Minimum allowed: 20 ft. Existing: 14 ft. Proposed: 14 ft.	<b><u>DISAPPROVAL</u></b>  Per Town's regulations, § 235-15A (4), an existing mobile home which is occupied as a one-family dwelling may be replaced with another mobile home only if it meets the minimum dimensional criteria of 20 ft. in width as per § 235-18 of the Town of Batavia code. Granting of this area variance may set a precedent that could pose significant county-wide or inter-community impacts.
Agricultural-Residential (A-R) District			

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<b>T-16-BAT-8-16</b>	8276 Park Rd., Batavia	Sign Permits for a new visitor center and the Chamber of Commerce office.	<b><u>APPROVAL</u></b>  The proposed signs should pose no significant county-wide or inter-community impact.
		Commercial (C) District	
<b>T-04-BER-8-16</b>	Entire Town of Bergen	Adoption of an updated Town/Village Joint Comprehensive Plan	<b><u>APPROVAL</u></b>  The proposed Comprehensive Plan revision represents a step forward for the Town of Bergen and should pose no significant county-wide or inter-community impact. The plan is in harmony with the County Smart Growth Plan, Comprehensive Plan and Agricultural and Farmland Protection Plan.
		Entire Town	

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<b>V-01-BER-8-16</b>	Entire Village of Bergen	Adoption of an updated Town/Village Joint Comprehensive Plan	<b><u>APPROVAL</u></b>  The proposed Comprehensive Plan revision represents a step forward for the Village of Bergen and should pose no significant county-wide or inter-community impact. The plan is in harmony with the County Smart Growth Plan and Comprehensive Plan.
		Entire Town	
<b>T-11-DAR-8-16</b>	1915 County Line Rd., Darien	Special Use Permit to construct a pond.	<b><u>APPROVAL</u></b>  The proposed pond appears to meet the provisions of the Town of Darien Zoning Law, including all property line setbacks and documentation from the Genesee County Soil and Water Conservation District Office. It is in keeping with the rural character of the area and should pose no significant county-wide or inter-community impact.
		Low Density Residential (LDR) District	

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<b>V-01-LEROY-8-16</b>	7 Munson St., LeRoy	Area Variances to install a fence and garage addition for a single-family home.  Side Yard Setback Minimum required: 12 ft. Proposed: 7 ft.  Fence Height in Front Yard Maximum allowed: 3 ft. Proposed: 6 ft. for 24 ft. section  Residential (R-1) District	<b><u>APPROVAL</u></b>  The proposed variances should pose no significant county-wide or inter-community impact. The fence height should not cause any visibility issues for vehicles or pedestrians, and the garage addition is set farther back than the existing garage.
<b>T-01-OAK-8-16</b>	7000 Park Ave., Oakfield	Area Variance to build a new garage for a single-family home.  Side Yard Setback Minimum required: 20 ft. Proposed: 5 ft.  Residential (R) District	<b><u>APPROVAL</u></b>  The location of the proposed garage should pose no significant county-wide or inter-community impact. The applicant is limited by the location of the driveway and dwelling unit on the lot.

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<b>T-02-PAV-8-16</b>	10771 Cook Rd., Pavilion	Special Use Permit and Area Variance to install two 32 ft. high, 8.5 kW hybrid wind/solar energy system.  Setback from public right-of-way Minimum required: 1,000 ft. Proposed: 555.25 & 564.25 ft.	<b><u>APPROVAL</u></b>  Given that the towers will only be 32 ft. in height, the proposed setback from the public right-of-way should pose no significant county-wide or inter-community impact. The Town may want to revise their setback requirements for wind energy systems to be dependent on tower height as this approach is more widely used.
		Agricultural-Residential-1 (A-R-1) District	
<b>T-03-PAV-8-16</b>	6359 Telephone Rd. (NYS Rt. 20), Pavilion	Special Use Permit and Area Variance to install a 153 ft. high, 10 kW wind energy system.  Setback from public right-of-way Minimum required: 1,000 ft. Proposed: 294 ft.  Setback to property lines Minimum required: 1,000 ft. Proposed: 247 & 252 ft.	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  The required modification is that the applicant obtain a waiver from the adjacent landowners. With this required modification, the proposed setbacks should pose no significant county-wide or inter-community impact. The Town may want to revise their setback requirements for wind energy systems to be dependent on tower height as this approach is more widely used (i.e. 1.5 times the height).
		Agricultural-Residential-1 (A-R-1) District	

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<b>T-04-PAV-8-16</b>	Linwood Rd., Pavilion	Special Use Permit to construct a pond.	<b><u>APPROVAL</u></b>  The proposed pond appears to meet the provisions of the Town of Pavilion Zoning Ordinance, including all property line setbacks and documentation from the Genesee County Soil and Water Conservation District Office. It is in keeping with the rural character of the area and should pose no significant county-wide or inter-community impact.
		Agricultural-Residential-1 (A-R-1) District	
<b>T-06-PEM-8-16</b>	1661 Indian Falls Rd., Pembroke	Special Use Permit to operate a skilled trade shop (canoe and small boat shop).	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  As per Section 514 of the Town's Zoning Law, the required modifications are as follows: (1) The applicant shall not utilize more than 2,000 sq. ft. of the barn for the skilled trade shop, (2) No retail sales of materials and/or products directly to the public shall be allowed on site, (3) the proposed sign shall be no larger than 4 sq. ft., (4) no outdoor storage shall take place, and (5) any on-site lighting shall be installed so as to not shine directly onto neighboring properties or cause a hazard for motorists. With these required modifications, the proposed skilled trade shop should pose no significant county-wide or inter-community impact.
		Agricultural-Residential (A/R) District	



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<b>T-07-PEM-8-16</b>	2323 Main Rd. (NYS Rt. 5), Pembroke	Site Plan Review to open a consignment store.	<p><b><u>APPROVAL WITH MODIFICATION(S)</u></b></p> <p>The required modifications are as follows: 1) Any signage proposed be in conformance with the Town of Pembroke Zoning Law, 2) the applicant obtain a driveway permit from NYS DOT for the change in use prior to final approval by the Town, and 3) any on-site lighting shall be installed so as to not shine directly onto neighboring properties or cause a hazard for motorists. With these required modifications, the proposed consignment store should pose no significant county-wide or inter-community impact.</p>
		Limited Commercial (LC) District	
<b>T-08-PEM-8-16</b>	8823 Lake Rd., Pembroke	Special Use Permit to operate a skilled trade shop (online wholesale of statues and lights and furniture refinishing) and construct a 2,400 sq. ft. (40 x 60 ft.) building for office space and storage.	<p><b><u>APPROVAL WITH MODIFICATION(S)</u></b></p> <p>As per Section 514 of the Town's Zoning Law, the required modifications are as follows: (1) The applicant shall not utilize more than 2,000 sq. ft. of the proposed building for the skilled trade shop, (2) No retail sales of materials and/or products directly to the public shall be allowed on site, (3) the proposed sign shall be no larger than 4 sq. ft., (4) no outdoor storage shall take place, and (5) any on-site lighting shall be installed so as to not shine directly onto neighboring properties or cause a hazard for motorists. With these required modifications, the proposed skilled trade shop should pose no significant county-wide or inter-community impact.</p>
		Agricultural-Residential (A/R) District	