

GENESEE COUNTY PLANNING BOARD - ZONING REFERRAL SUMMARY SHEET

Review Date: Thursday, September 08, 2016

<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-17-BAT-9-16	E. Saile Dr. and Bank Street Rd., Batavia	Site Plan Review to construct a 21,000 sq. ft. (140 x 150 ft.) metal fabrication facility (L&M Specialty Fabrication).	<u>APPROVAL WITH MODIFICATION(S)</u> The required modifications are as follows: 1) Any proposed signage be in conformance with the Town of Batavia's zoning regulations, and 2) the applicant obtain documentation from the State Historic Preservation Office (SHPO) as to the project's impacts on archaeological resources. The Short Environmental Assessment Form submitted by the applicant erroneously states that the project is not located in an archaeological sensitive area. With these required modifications, the proposed metal fabrication facility should pose no significant county-wide or inter-community impact.
		Industrial (I) District	
T-18-BAT-9-16	4736 E. Saile Dr., Batavia	Site Plan Review to construct a 2,936 sq. ft. addition to an existing tractor trailer repair shop.	<u>APPROVAL</u> The proposed shop addition should pose no significant county-wide or inter-community impact.
		Industrial (I) District	

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T-19-BAT-9-16	4664 Veterans Memorial Dr., Batavia	Sign Permit to install a new sign for an existing jewelry store (Kay Jewelers).	<u>APPROVAL</u> The proposed sign should pose no significant county-wide or inter-community impact.
Commercial (C) District			
T-05-BER-9-16	7893 Townline Rd. (NYS Rt. 262), Bergen	Area Variance to construct a 200 sq. ft. (10 x 20 ft.) deck for an existing single-family home. Front Yard Setback Minimum required: 50 ft. Existing home: 34.2 ft. Existing shed: 31.2 ft. Proposed deck: 24.2 ft.	<u>APPROVAL</u> Given that the property is a corner lot, the proposed deck setback should pose no significant county-wide or inter-community impact.
Residential (R-30) District			

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T-06-BETH-9-16	6009 East Bethany- LeRoy Rd., Bethany	Area Variance to construct a new storage building for an existing residence. Rear Yard Setback Minimum required: 35 ft. Proposed: 17 ft.	<u>APPROVAL</u> Given that neighboring properties have smaller rear yard setbacks, the proposed storage building should pose no significant county-wide or inter-community impact.
		Agricultural-Residential (A-R) District	
T-07-BETH-9-16	4624 Chaddock Rd., Bethany	Area Variances to build a barn for a single-family home. Accessory structure in front yard - not allowed.	<u>APPROVAL</u> Given the large front yard setback of the proposed structure and that it will be well screened from the road and neighboring properties, the variance should pose no significant county-wide or inter-community impact.
		Agricultural-Residential (A-R) District	

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T-08-BETH-9-16	10218 Bethany Center Rd., Bethany	Site Plan Review to place a manufactured home on an existing lot as farm worker housing for a farm operation in a certified NYS Agricultural District.	<u>APPROVAL</u> Given that this type of housing is considered by the NYS Dept. of Agriculture and Markets as a "sound agricultural practice" for a farm operation enrolled in the NYS Agricultural District program, the proposed farmworker housing should pose no significant county-wide or inter-community impact.
		Agricultural-Residential (A-R) District	
T-09-BETH-9-16	10986 Marsh Rd., Bethany	Special Use Permit to install a 153.8 ft. high, 10 kW wind energy system for a farm enrolled in the NYS Agricultural District Program.	<u>APPROVAL</u> The proposed wind energy system should pose no significant county-wide or inter-community impact. All of the energy produced will be used to power an existing farm in a NYS Certified Agricultural District. Wind energy systems to power farm operations are considered "sound agricultural practices" by NYS Dept. of Agriculture and Markets.
		Agricultural-Residential (A-R) District	

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T-02-BYRON-9-16	7250 Beaver Meadow Rd., Byron	Special Use Permit to install a ground mounted 9.92 kW solar energy system.	<u>APPROVAL</u> The proposed solar system is well screened from neighboring properties and should pose no significant county-wide or inter-community impact.
Agricultural-Residential (A-R) District			
T-12-DAR-9-16	1046 Reynolds Rd., Darien	Area Variances to create an undersized lot. Lot Size Minimum required: 80,000 sq. ft. Proposed: 30,504 sq. ft. Lot Width Minimum required: 300. ft. Proposed: 164 ft.	<u>APPROVAL</u> Although the variances are substantial, there are two adjacent residential lots with similar undersized dimensions, therefore this proposal should not be out of character in the area and pose no significant county-wide or inter-community impact.
Low Density Residential (LDR) District			

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T-02-ELBA-9-16	6959 Norton Rd., Elba	Special Use Permit to install two 153.8 ft. high, 10 kW wind energy systems for an existing rural residential use.	<u>APPROVAL</u> The proposed wind energy systems seem to meet all setbacks and standards set by the Town of Elba Zoning Law and as such should pose no significant county-wide or inter-community impact.
		Agricultural-Residential (A-R) District	
V-04-OAK-9-16	102 S. Main St. (NYS Rt. 63), Oakfield	Site Plan Review to open a consignment shop in an existing commercial building.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modifications are as follows: (1) The applicant shall comply with the Village's Zoning Law as it pertains to signage, and (2) the applicant obtain a driveway permit from NYS DOT for the change in use prior to final approval by the Village. With these required modifications, the proposed consignment shop should pose no significant county-wide or inter-community impact.
		Commercial (C-2) District	

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T-05-PAV-9-16	10481 Pavilion Center Rd., Pavilion	Special Use Permit to construct a pond.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that the applicant provide a site plan with the proposed location, dimensions, and setbacks that meet the standards for ponds in the Town's Zoning Ordinance. With this required modification, the proposed pond should pose no significant county-wide or inter-community impact.
		Agricultural-Residential-1 (A-R-1) District	
T-09-PEM-9-16	602 Cohocton Rd., Pembroke	Special Use Permit to operate a home occupation (clothing sales) in 408 sq. ft. of an existing single-family home's garage.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that any signage propose shall be no larger than 4 sq. ft. per the Town's Zoning Law. With this required modification, the proposed home occupation should pose no significant county-wide or inter-community impact.
		Agricultural-Residential (A-R) District	

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T-06-STAF-9-16	5273 Clinton St. Rd. (NYS Rt. 33), Stafford	Site Plan Review to construct a 1,920 sq. ft. (40 x 48 ft.) equipment storage building for an existing collision shop (Select Collision).	<u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that the applicant provide an amended site plan depicting all the buildings that will remain on the property. The current site plan does not show the current storage building to remain and the distance from that building to the proposed building. With this required modification, the proposed equipment storage building should pose no significant county-wide or inter-community impact.
		Commercial (C) District	