



<i>NUMBER</i>	<i>LOCATION</i>	<i>APPLICANT'S REQUEST</i>	<i>BOARD ACTION</i>
T-05-BAT-08-25	3899 W. Main Street Rd. (NYS Rt. 5), Batavia	Site Plan Review for a 3,652 sq. ft. (40 x 91.3 ft.) rear addition to an existing motor vehicle sales and service business (Toyota of Batavia).	<p><u>APPROVAL WITH MODIFICATION(S)</u></p> <p>The required modifications is that the storage and disposal of all new and used waste oils, lubricants, fuels, coolants and other hazardous materials shall be conducted in a manner consistent with all applicable State and Federal laws. With this required modification, the proposed addition to an existing motor vehicle sales and service business should pose no significant county-wide or inter-community impact. It is recommended that the applicant obtain an easement or other legally-binding agreement with the owner of the adjacent property located immediately to the east (tax map parcel number 7.-1-10.111) to ensure future access.</p>
		Commercial (C) District	
V-01-BER-08-25	15 & 17 North Lake Ave. (NYS Rt. 19), Bergen	Special Use Permit and Site Plan Review to convert an existing building into a laundromat, micro salon, studio apartment, and retail space. Special Use Permit required for laundromat only; all other uses are permitted.	<p><u>APPROVAL WITH MODIFICATION(S)</u></p> <p>Given that no exterior changes are being proposed, the required modification is that any signage complies with the Village's zoning regulations. With this required modification, the proposed conversion of an existing building into these various uses should pose no significant county-wide or inter-community impact.</p>
		Village Center Commercial (VCC) District	



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T-04-PAV-08-25	Telephone Rd. (NYS Rt. 20), Pavilion	Special Use Permit and Site Plan Review to operate a motor vehicle repair shop at an existing garage.
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APPROVAL WITH MODIFICATION(S)

The required modifications are as follows: 1) The applicant obtains a driveway permit from NYS DOT for the change of use to commercial; 2) The applicant adhere to Sec 604 of the Pavilion Zoning Law which states "Automobile parts and dismantled vehicles are to be stored within the building and no major repair work is to be performed outside the building." This would include the removal and/or storage indoors of any existing automobile parts and dismantled vehicles from the property; and 3) Any signage complies with the Town's zoning regulations. With these required modifications, the proposed motor vehicle repair shop should pose no significant county-wide or inter-community impact. It is recommended that the applicant submits the attached application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that an address is assigned to the shop that meets Enhanced 9-1-1 standards.

Agricultural-Residential 1 (AR-1) District



<i>NUMBER</i>	<i>LOCATION</i>	<i>APPLICANT'S REQUEST</i>	<i>BOARD ACTION</i>
T-03-PEM-08-25	531 Main Rd. (NYS Rt. 5), Pembroke	Special Use Permit and Site Plan Review for a new commercial greenhouse and cannabis distribution operation (no retail).	<p><u>APPROVAL WITH MODIFICATION(S)</u></p> <p>The required modifications are as follows: 1) The applicant adhere to the established security requirements by the New York State Office of Cannabis Management, including surveillance, perimeter fencing, access control, and alarm system; 2) The applicant obtains a driveway permit from NYS DOT for the new driveway; 3) Given that the project will disturb more than one acre of land, the applicant completes a Stormwater Pollution Prevention Plan (SWPPP) and obtains a Stormwater Permit for Construction Activity from NYS DEC; 4) The applicant provide sufficient landscape screening if desired by neighboring residential uses; 5) On-site lighting shall be installed so as to not shine directly onto neighboring properties; and 6) Any signage complies with the Town's zoning regulations. With these required modifications, the proposed commercial greenhouse and cannabis distribution operation should pose no significant county-wide or inter-community impact.</p>
		Agricultural-Residential (AG-R) District & Med.	