



<i>NUMBER</i>	<i>LOCATION</i>	<i>APPLICANT'S REQUEST</i>	<i>BOARD ACTION</i>
C-03-BAT-11-25	200 Oak St. (NYS Rt. 98), Batavia	Zoning Map & Text Amendments to rezone two parcels with a new P-5 Planned Development District.	<p><u>APPROVAL</u></p> <p>The proposed rezoning and zoning text amendments are consistent with the City of Batavia Comprehensive Plan adopted in 2017 and therefore should pose no significant county-wide or inter-community impact. The plan designates the area as "Highway Commercial: designation is intended to encourage development of uses that cater to the needs of highway travelers" (p.58).</p>
		Commercial (C-2) Land Conservation (L) Distri	
T-01-BET-11-25	Entire Town of Bethany	Zoning Text Amendments to reduce the size of the Planning Board and Zoning Board of Appeals from seven members each to five members each.	<p><u>APPROVAL</u></p> <p>The proposed amendment should pose no significant county-wide or inter-community impact.</p>
		All Zoning Districts	



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V-01-LER-11-25	1 Church St., LeRoy	Special Use Permit and Site Plan Review to convert an existing commercial building into an apartment building (up to 14 units).	<u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that the applicant provide a parking plan acceptable to the LeRoy Planning Board prior to approval. With this required modification, the proposed apartment building 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 addresses are assigned to the apartments that meet Enhanced 9-1-1 standards.
		Residential (R-2) District	
T-02-OAK-11-25	Fox and Fisher Rds., Oakfield	Preliminary Subdivision to divide two parcels into twenty-one (21) building lots.	<u>APPROVAL WITH MODIFICATION(S)</u> Given that the development only received water hookup authorization for nine of the proposed 21 building lots, the required modification is that the applicant obtain the remaining authorizations. With this required modification, the proposed subdivision 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 addresses are assigned to the lots that meet Enhanced 9-1-1 standards.
		Residential-Agriculture (R&A) District	



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T-07-PAV-11-25	9777 S. Lake Rd. (NYS Rt. 19), Pavilion	Area Variance to adjust a property line. Rear Yard Setback Minimum required: 35 ft. Existing: 0 ft. Proposed: 21 ft.	<u>APPROVAL</u> Given that the setback will increase as a result of the property line adjustment, the proposed location of the addition should pose no significant county-wide or inter-community impact.
Agricultural-Residential 1 (AR-1) District			



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T-04-PEM-11-25	Main Rd. (NYS Rt. 5), Pembroke	Special Use Permit and Site Plan Review to construct six (6) warehouses.	<p><u>APPROVAL WITH MODIFICATION(S)</u></p> <p>The required modifications are as follows: 1) Per the conditions set in the subdivision approval of the parcels, the driveway be rebuilt as a private road to Town specifications with a NYS Thruway Authority Work Permit; 2) The applicant obtains comments on the traffic impacts and potential permit from NYS Department of Transportation (DOT); and 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 Department of Environmental Conservation (DEC). With these required modifications, the proposed warehouse development 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 addresses are assigned to the warehouses that meet Enhanced 9-1-1 standards.</p>
		Industrial (I) District	



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T-05-PEM-11-25	Main Rd. (NYS Rt. 5), Pembroke	Special Use Permit and Site Plan Review to construct a 5.0 MW commercial solar project on 21 acres of active farmland.	<u>DISAPPROVAL</u> The cumulative conversion of active agricultural land to commercial solar projects across the County has the potential to create significant county-wide and inter-community impacts.
Agricultural-Residential (AG-R) District			
T-01-STA-11-25	5599 Main Rd. (NYS Rt. 5), Stafford	Site Plan Review to construct a 768 sq. ft. (32 x 24 ft.) storage barn for an existing automotive business.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modification 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 storage barn should pose no significant county-wide or inter-community impact.
Commercial (C) District			