



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-04-PEM-11-25

Review Date

11/13/2025

Municipality

PEMBROKE, T.

Board Name

PLANNING BOARD

Applicant's Name

L Visone Development, LLC

Referral Type

Special Use Permit

Variance(s)

Description:

Special Use Permit and Site Plan Review to construct six (6) warehouses.

Location

Main Rd. (NYS Rt. 5), Pembroke

Zoning District

Industrial (I) District

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

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.

Director

November 13, 2025

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901

DEPARTMENT USE ONLY:

GCDP Referral # T-04-PEM-11-25



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

RECEIVED

By the Genesee County Dept. of Planning at 3:44 pm, Nov 03, 2025

Required According to:

GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATIONBoard(s) Town of Pembroke Planning BoardAddress 1145 Main RdCity, State, Zip Corfu NY 14036Phone (585) 599 -4892Ext. 105**2. APPLICANT INFORMATION**Name L Visone Development, LLCAddress 9829 Main StCity, State, Zip Clarence, NY 14031Phone (716) 221 -4371

Ext.

Email brianne@visoneco.com

MUNICIPALITY: ☐ City ☒ Town ☐ Village of Pembroke

3. TYPE OF REFERRAL: (Check all applicable items)☐ Area Variance☐ Use Variance☒ Special Use Permit☒ Site Plan Review☐ Zoning Map Change☐ Zoning Text Amendments☐ Comprehensive Plan/Update☐ Other: _____

Subdivision Proposal

☐ Preliminary☐ Final**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**A. Full Address Main Rd Parcel # 14.-2-28.21B. Nearest intersecting road Lake RdC. Tax Map Parcel Number 14.-2-28.21D. Total area of the property 56 acresArea of property to be disturbed about 5.5E. Present zoning district(s) Industrial**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO☐ YES

If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

SECTION 407, B.2 require a SUP

C. Please describe the nature of this request applicant is looking to put in 6 flex warehouses along with road, water and utilities

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral☒ Local application☒ Site plan☐ Subdivision plot plans☒ SEQR forms☐ Zoning text/map amendments☐ Location map or tax maps☐ Elevation drawings☐ Agricultural data statement☐ New or updated comprehensive plan☐ Photos☐ Other: _____**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name James WolbertTitle CEO / ZEOPhone (585) 599 -4892Ext. 105Address, City, State, Zip 1145 Main Rd. Corfu, NY 14036Email zoning-codes@townofpembroke.org

TOWN OF PEMBROKE
1145 MAIN ROAD
CORFU, NEW YORK 14036
585-599-4892

APPLICATION FOR: <input checked="" type="checkbox"/> SPECIAL USE PERMIT <input type="checkbox"/> TEMP. SPECIAL USE PERMIT <input type="checkbox"/> USE VARIANCE <input type="checkbox"/> AREA VARIANCE	<input type="checkbox"/> ZONING APPEAL <input type="checkbox"/> LAND SEPARATION <input type="checkbox"/> SUB DIVISION <input type="checkbox"/> ZONE DISTRICT CHANGE <input checked="" type="checkbox"/> SITE PLAN REVIEW	DATE APPLIED FOR <u>11-3</u> APPLICATION NUMBER <u>196</u> REFERRED TO PLANNING <u>11-17</u> REFERRED TO ZBA <u>—</u> PUBLIC HEARING REQ. <u>—</u>
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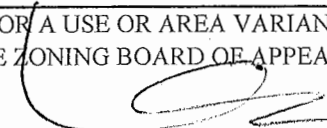
APPLICANT <u>L Visone Development, LLC</u> ADDRESS <u>9829 Main St</u> <u>Clarence, NY 14031</u> TELEPHONE # <u>716-221-4371</u> PROPERTY OWNER (IF OTHER THAN ABOVE) NAME _____ ADDRESS _____ TELEPHONE # _____	STREET LOCATION # <u>Main Rd</u> TAX MAP PARCEL # <u>14.-2-28.21</u> ZONING DISTRICT <u>Industrial</u> SIZE OF PARCEL <u>56 acres</u> CORNER LOT _____ CURRENT SET BACK OF BUILDING FRONT <u>N/A</u> REAR <u>N/A</u> SIDE <u>N/A</u>
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PERMIT OR VARIANCE FOR: <input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGN <input type="checkbox"/> HOME OCCUPATION <input type="checkbox"/> OTHER	IF THIS APPLICATION IS FOR A VARIANCE PLEASE STATE THE SECTION OF THE ORDINANCE UNDER WHICH THE VARIANCE REQUESTED DESCRIBE REASON FOR VARIANCE _____ _____ _____
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DOES THIS PROJECT REQUIRE APPROVAL FROM THE FOLLOWING? CHECK THOSE THAT APPLY:	
<input type="checkbox"/> GENESEE CO. HEALTH DEPARTMENT <input type="checkbox"/> GENESEE CO. SOIL & WATER <input type="checkbox"/> DEPARTMENT OF TRANSPORTATION <input type="checkbox"/> COUNTY PLANNING DEPARTMENT <input type="checkbox"/> D.E.C.	<input type="checkbox"/> TOWN BOARD <input type="checkbox"/> Z.B.A. <input checked="" type="checkbox"/> PLANNING BOARD <input type="checkbox"/> PUBLIC HEARING

DESCRIPTION OF PROPOSED PROJECT OR REASON FOR PERMIT REQUEST <u>Site plan approval for industrial park with warehouse/flex spaces</u>	

INSTRUCTIONS FOR COMPLETING THIS APPLICATION:
1. INCLUDE SITE SKETCH PLAN, PREFERABLY A LAND SURVEY WITH CURRENT AND PROPOSED SET BACKS.
2. IF APPLICANT IS NOT THE OWNER OF THE LAND ON WHICH THE PROPOSED PROJECT IS LOCATED, THEY ARE THEN REQUIRED TO OBTAIN WRITTEN PERMISSION FROM THE LAND OWNER FOR THE PROJECT.
3. A SEQF FORM (EAF) MUST BE INCLUDED WITH THE APPLICATION.
4. APPLICANT OR REPRESENTATIVE SHOULD ATTEND PLANNING BOARD AND/OR ZBA MEETING.

NOTE: IF THE REQUEST IS FOR A USE OR AREA VARIANCE, THE PLANNING BOARD'S ONLY ACTION WILL BE TO MAKE A RECOMMENDATION TO THE ZONING BOARD OF APPEALS FOR APPROVAL OR DISAPPROVAL.	
APPLICANT SIGNATURE <u></u>	DATE <u>10/24/25</u>

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further ^Xification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Site plan approval for industrial park with warehouse/flex spaces							
Project Location (describe, and attach a location map): Main Rd, Pembroke NY - please see attached map							
Brief Description of Proposed Action: Site plan approval for industrial park with warehouse/flex spaces. To be built in phases.							
Name of Applicant or Sponsor: L Visone Development LLC		Telephone: 716-759-1715					
		E-Mail: brianne@visoneco.com					
Address: 716-759-1715							
City/PO: Clarence		State: NY	Zip Code: 14031				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Genesee County			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td></td> <td style="text-align: center;">X</td> </tr> </table>	NO	YES		X
NO	YES						
	X						
3.a. Total acreage of the site of the proposed action?		56 acres					
b. Total acreage to be physically disturbed?		Approx 5.5 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		56 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

Short Environmental Assessment Form

Part 1 - Project Information

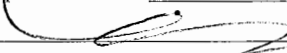
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further clarification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Proposed Road			
Project Location (describe, and attach a location map): Main Rd, Pembroke NY - please see attached map			
Brief Description of Proposed Action: Proposal of a road into the property for future development.			
Name of Applicant or Sponsor: L Visone Development LLC		Telephone: 716-759-1715 E-Mail: brianne@visoneco.com	
Address: 716-759-1715			
City/PO: Clarence		State: NY	Zip Code: 14031
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Genesee County			NO X
3.a. Total acreage of the site of the proposed action? 56 acres b. Total acreage to be physically disturbed? Approx 5.5 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 56 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO X	YES	N/A
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES X
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO	YES X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Septic		NO	YES X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES X
b. Is the proposed action located in an archeological sensitive area?		X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES X
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES X
16. Is the project site located in the 100 year flood plain?		NO	YES X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES		NO	YES X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO X	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO X	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO X	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>L Visone Development LLC, Lucian D. Visone Jr.</u> Date: <u>10/24/25</u> Signature: <u></u>		

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Site Plan
SCALE: 1"=80'

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

1. ALL RADI SHALL BE 1/2" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE LEGEND

PROPERTY LINE	
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	
WETLANDS	
100' FT. W/DEED WETLAND BUFFER BOUNDARY	
PROPOSED ROAD CENTERLINE	
REQUIRED SETBACKS	

SITE DATA

SITE AREA = 61.3 AC
ZONED: INDUSTRIAL
USE: 6 - 18,000 GSF WAREHOUSE BUILDINGS

SETBACKS - BUILDING & PARKING	REQUIRED	PROVIDED
FRONT	75 FT	> 75 FT
SIDE	35 FT	35 FT
REAR	30 FT	35 FT MIN.
PARKING		
# OF SPACES - SEE CALCULATION BELOW	48	48
PARKING SPACE SIZE	10 FT x 20 FT	10 FT x 20 FT
MAX. BUILDING HEIGHT	35 FT	< 35 FT
LANDSCAPING		
MAX. LOT COVERAGE	35% (21.5 ACRES)	> 21.5 ACRES

PARKING CALCULATION:

WAREHOUSE:
REQD = 1 PARKING SPACE PER VEHICLE USED IN BUSINESS + ADDITIONAL PARKING AS REQD BY PLANNING BOARD

6 x (8 VEHICLES PER W/SE) = 48 SPACES REQD

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



Warehouse Development

797 Main Road (NY Route 5)
Pembroke, NY 14036

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Site Plan
Concept

Date:

Drawn By:

Scale:

DRAWING NO.

C-100

Project No: 25-4101

CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro

REVISIONS:
No. Description Date

10/14/25

C. Wood

As Noted

T-04-PEM-11-25



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04/04/2025