

GENESEE COUNTY PLANNING BOARD - REFERRAL SUMMARY SHEET *Review Date:* Thursday, January 12, 2023



NUMBER ***LOCATION*** ***APPLICANT'S REQUEST*** ***BOARD ACTION***

C-01-BAT-01-23 97 Main St. (NYS
Rts. 5 & 33), Batavia Special Use Permit to create four dwelling units in the upper
floors of a mixed-use building.

APPROVAL

The proposed use should pose no significant county-wide or inter-community impact.

Central Commercial (C-3) District



NUMBER **LOCATION** **APPLICANT'S REQUEST** **BOARD ACTION**

T-01-BAT-01-23

Oak Orchard Rd.
(NYS Rt. 98), Batavia

Special Use Permit for a 5 MW solar energy system on 20.6 acres of farmland.

APPROVAL WITH MODIFICATION(S)

The required modifications are as follows: 1) The applicant obtains a permit from NYS DOT for the proposed driveway; 2) Given that the project site will be located primarily on prime agricultural soils and active agricultural land, the applicant commits to following the New York State Department of Agriculture and Markets Guidelines for Solar Energy Projects-Construction Mitigation for Agricultural Lands; 3) the applicant amends the decommissioning plan to include decompaction of the footprint of the access road/equipment pads where they occur in currently farmed areas of the field to a minimum of 24 inches beneath the bottom of the former stone layer and post-decommissioning monitoring for a minimum of three growing seasons; and 4) Given that the project parcels are enrolled in Agricultural District No. 2 and that the project will receive public funding, the required modification is that the applicant comply with NYS Agriculture and Markets Law Section 305 (Notice of Intent provision). With these required modifications, the proposed solar energy system should pose no significant county-wide or intercommunity impact. It is recommended that the applicant submits the enclosed application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that the address of the proposed solar system meets Enhanced 9-1-1 standards.

Agricultural-Residential (A-R) District



NUMBER **LOCATION** **APPLICANT'S REQUEST** **BOARD ACTION**

T-01-BYR-01-23 Byron Neighborhood
Commercial (C-1)
District Zoning Text Amendment to remove a provision affecting
retail uses in the C-1 Neighborhood Commercial District.

APPROVAL WITH MODIFICATION(S)

The required modification is that the text proposed be amended to read "including but not limited to the following:" The word "not" was omitted. With this required modification, the proposed Zoning Text Amendments should pose no significant county-wide or inter-community impact.

Neighborhood Commercial (C-1) District



NUMBER **LOCATION** **APPLICANT'S REQUEST** **BOARD ACTION**

T-01-PEM-01-23 Alleghany Rd. (NYS Rt. 77), Pembroke Site Plan Review to develop a distribution center with six multi-use buildings of approx. 1.5 million square feet.

APPROVAL WITH MODIFICATION(S)

The required modifications are as follows: 1) The applicant obtains a permit from NYS DOT for the proposed driveways and work with DOT to implement the recommendations proposed by the Traffic Impact Study; and 2) The Town Planning Board obtains comments from the Pembroke Fire Department on the proposed application prior to final approval. With these required modifications, the proposed distribution center 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 that meet Enhanced 9-1-1 standards. It is further recommended that the applicant ensure that the proposed buildings will meet the Public Safety Radio System In-Building Coverage Requirement (NYS Fire Code Section 510), and that such requirement be verified post construction by the Code Enforcement Officer or by the Genesee County Sheriff's Office.

Agricultural-Residential (A-R) District