

GENESEE COUNTY PLANNING BOARD - REFERRAL SUMMARY SHEET *Review Date:* Thursday, January 13, 2022



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-01-ELBA-1-22	3933 Lockport Rd., Elba	Area Variance to build a pond. Setback to Property Lines Minimum required: 100 ft. Proposed: 75 ft.	<u>APPROVAL</u> The proposed variance should pose no significant county-wide or inter-community impact.
		Agricultural-Residential (A-R) District	
T-02-ELBA-1-22	6508 Oak Orchard Rd., Elba	Area Variance to place a storage shed. Side-yard Setback Minimum required: 25 ft. Proposed: 12 ft.	<u>APPROVAL</u> The proposed variance should pose no significant county-wide or inter-community impact.
		Agricultural-Residential (A-R) District	



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V-01-LEROY-1-22	15 Clay St. (NYS Rt. 19), LeRoy	Special Use Permit to convert the ground floor of a mixed-use building from a law office into an apartment.	<u>APPROVAL</u> The proposed residential use should pose no significant county-wide or inter-community impact.
		Central Commercial (C-2) District	
V-01-OAK-1-22	51 Garibaldi Ave., Oakfield	Area Variance for an addition to a single-family home. Side Yard Setback Minimum required: 8 ft. Existing and proposed: 4 ft.	<u>APPROVAL</u> Given that the addition will not encroach any further on to the setback than the existing home, the variance should pose no significant county-wide or inter-community impact.
		Residential (R-2) District	



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

T-01-PEM-1-22 Entire Town of
Pembroke Zoning Text Amendment to regulate Cannabis Related
Businesses.

APPROVAL

The proposed Zoning Text Amendment is intended to protect the health, safety, and welfare of the Town and should pose no significant county-wide or inter-community impact.

Commercial (C), Limited Commercial (LC) and Interchange (INT) Districts



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-02-PEM-1-22	Brick House Corners Dr., Pembroke	Site Plan Review to construct a 42,000 sq. ft. warehouse and office building.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modifications are as follows: 1) Given that the project will disturb one acre or more 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) prior to final approval from the Town; and 2) Any signage complies with the Town's zoning regulations. With these required modifications, the proposed warehouse/office 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 an address is assigned that meet Enhanced 9-1-1 standards. It is further recommended that the applicant ensure that the proposed building 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.
		Interchange (INT) District	



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

T-01-STAF-1-22

7763 Byron Rd.,
Stafford

Site Plan Review to operate a home occupation (travel agency).

APPROVAL

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

Agricultural-Residential (A-R) District
