



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-01-ALA-03-24	6520 Knowlesville Rd., Alabama	Special Use Permit to operate a coffee shop in an existing building (former church).	<u>NO ACTION TAKEN</u> Due to a lack of quorum, the Genesee County Planning Board will not be able to make a formal recommendation. Non-binding Department Staff Recommendation: Given that no external modifications to the building will take place, the proposed coffee shop should pose no significant countywide or inter-community impact.
		Residential (R) District	
C-01-BAT-03-24	6-8 S. Lyon St., Batavia	Area Variance to subdivide a parcel. Side Yard Setback Minimum required: 12 ft. Existing: Approx. 9 ft. Proposed: 3.5 ft.	<u>NO ACTION TAKEN</u> Due to a lack of quorum, the Genesee County Planning Board will not be able to make a formal recommendation. Non-binding Department Staff Recommendation: The proposed variance should pose no significant county-wide or inter-community impact.
		General Commercial (C-2) District	



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T-02-BAT-03-24	2773 Pratt Rd., Batavia	Site Plan Review and Area Variances to upgrade a grain storage and animal feed production mill. Building Height Maximum allowed: 35 ft. Existing silos: 124 & 124 ft. Proposed silos: 135 & 135 ft. Agricultural-Residential (A-R) District	<u>WITHDRAWN</u> Withdrawn per the Town
T-03-BAT-03-24	5101-5111 Red Oak Ln., Batavia	Area Variances to divide three two-family homes into single-family homes with a shared wall (zero lot line). Lot Frontage Minimum required: 50 ft. Proposed (two of the six parcels are undersized): 49.41 and 47.83 ft. Side-yard setback variances not subject to County review per agreement with the Town. Agricultural-Residential (A-R) District	<u>NO ACTION TAKEN</u> Due to a lack of quorum, the Genesee County Planning Board will not be able to make a formal recommendation. Non-binding Department Staff Recommendation: The variances are not substantial and therefore should pose no significant countywide or inter-community impact.



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T-04-BAT-03-24	Lewiston Rd. (NYS Rt. 63), Batavia	Special Use Permit and Site Plan Review for a new convenience store and gas station.	<p><u>NO ACTION TAKEN</u></p> <p>Due to a lack of quorum, the Genesee County Planning Board will not be able to make a formal recommendation. Non-binding Department Staff Recommendation: Given that this development is within a Certified Smart Growth Reserved Development Area, all development on the site must conform to the site master plan in order for the development to have automatic access to a public water hookup. The master plan agreed to between the Town of Batavia and Genesee County had the intention of creating a pedestrian friendly environment. The master plan depicts "Lot A" as having the parking area behind the commercial building, additional greenspace, landscaping and street trees, as well as pedestrian amenities like sidewalks. The Department has provided the Town with an example of an "inverted gas station" to illustrate the type of site configuration that would allow a convenience store/gas station to closely conform to what was envisioned for the site. This design would also have the added benefit of buffering current and future neighboring residential properties from the sights and smells related to the gas sales part of the operation.</p>
		Commercial (C) District	



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T-01-LER-03-24	Entire Town of LeRoy	Zoning Text Amendments to add Animal Shelter to the list of allowed uses with a special use permit in the General Commercial (C-2) District.	<u>NO ACTION TAKEN</u> Due to a lack of quorum, the Genesee County Planning Board will not be able to make a formal recommendation. Non-binding Department Staff Recommendation: The proposed Zoning Text Amendments are intended to protect the health, safety, and welfare of the Town and should pose no significant county-wide or inter-community impact.
		General Commercial (C-2) District	