



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-02-ALEX-6-22	9608 Alexander Rd. (NYS Rt. 98), Alexander	Area Variances to build a barn for a single-family home. Accessory structure in front yard - not allowed.	<u>APPROVAL</u> Given the large front yard setback of the proposed structure and that it will be well screened from the road and neighboring properties, the variance should pose no significant county-wide or inter-community impact.
Agricultural-Residential (A-R) District			
C-04-BAT-6-22	49 Oak St. (NYS Rt. 98), Batavia	Area Variance to expand a parking area for a turnaround in the front yard. Driveway Width Maximum allowed: 25% of lot frontage area (18 ft.) Existing: 32% (23 ft.) Proposed: 48% (35 ft.)	<u>APPROVAL</u> The proposed variance should pose no significant county-wide or inter-community impact.
Residential (R-2) District			



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C-05-BAT-6-22	9 Charles St., Batavia	Area Variance to construct a deck with a roof structure for a single-family home. Side Yard Setback Minimum required: 8 ft. Existing home: 2.52 ft. Proposed deck: 3 ft.	<u>APPROVAL</u> The proposed variance should pose no significant county-wide or inter-community impact.
		Residential (R-1A) District	
T-09-BAT-6-22	5121 Clinton Street Rd. (NYS Rt. 33), Batavia	Site Plan Review to expand an existing manufactured home community with 76 additional lots.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modification is that the applicant work with the Town to provide a road or emergency access point between Stringham Dr. and the proposed Briarwood Terrace extension to improve emergency response access to the lots in this area of the manufactured home facility. It is also 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 addresses and roads of the proposed expansion meet Enhanced 9-1-1 standards.
		Mobile Home Park (MHP) District	



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T-04-BER-6-22	7762 Clinton Street Rd. (NYS Rt. 33), Bergen	Zoning Map Change to rezone 5.36 acres from Residential-Agricultural (RA-40) District with a Mobile Home Overlay (MHO) to Planned Unit Development (PUD).	<u>APPROVAL</u> The proposed rezoning is consistent with the Town's Comprehensive Plan adopted in 2016 and therefore should pose no significant county-wide or inter-community impact. The Future Land Use Plan Map (p. 24) in the Town's Comprehensive Plan shows the area to be rezoned as "Multi-Family/Manufactured Home Park" further described in the plan as, "Appropriate for townhouses, apartment buildings (of 2 stories) or manufactured dwellings" (p. 28).
		Residential-Agricultural (RA-40) District	
T-03-DAR-6-22	204 Broadway Rd. (NYS Rt. 20), Darien	Zoning Map Change to rezone a portion of a parcel from Low Density Residential (LDR) to Commercial (C) District.	<u>DISAPPROVAL</u> The proposed rezoning is not consistent with the Town's Comprehensive Plan adopted in 2005 and therefore could pose significant county-wide or inter-community impacts. The Official Future Land Use Map (Appendix A-1) in the Town's Comprehensive Plan shows the area to be rezoned as "Rural Agrarian." The plan further elaborates, "The area west of Warner Road on Route 20 should remain rural residential." (p.32) The Town should amend its comprehensive plan if the consensus is to encourage further commercial development on this stretch of NYS Rt. 20.
		Low Density Residential (LDR) District	



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T-04-DAR-6-22	Alleghany Rd. (NYS Rt. 77), Darien	Zoning Map Change to rezone a parcel from Low Density Residential (LDR) and Mixed-Use Commercial Center (MU-CC) to Commercial (C) District.	<p><u>APPROVAL</u></p> <p>The proposed rezoning is consistent with the Town's Comprehensive Plan adopted in 2005 and therefore should pose no significant county-wide or inter-community impact. The Official Future Land Use Map (Appendix A-1) in the Town's Comprehensive Plan shows the area to be rezoned as "Future Recreation and Commercial Support Area." The plan further elaborates, "The area north of Sumner to Reynolds/McVean Road intersection [on NYS Rt. 77] should allow recreational/tourism businesses and residential." (p.32)</p>
		Mixed-Use Commercial Center/Low Density Resi	
T-05-DAR-6-22	282 Broadway Rd. (NYS Rt. 20), Darien	Special Use Permit to add curbside food service to an existing faith-based recovery facility.	<p><u>APPROVAL WITH MODIFICATION(S)</u></p> <p>The required modification is that the applicant obtain the appropriate permits for water and wastewater systems. With this required modification, the proposed food service should pose no significant county-wide or inter-community impact.</p>
		Commercial (C) District	



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T-06-DAR-6-22	282 Broadway Rd. (NYS Rt. 20), Darien	Special Use Permit to build a 7-unit townhouse building to an existing faith-based recovery facility.	<p><u>APPROVAL WITH MODIFICATION(S)</u></p> <p>The required modification is that the applicant obtain the appropriate permits for water and wastewater systems. With this required modification, the proposed townhouses should pose no significant county-wide or inter-community 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 addresses of the proposed townhouses meet Enhanced 9-1-1 standards.</p>
		Low Density Residential (LDR) District	
V-04-LEROY-6-22	39-41 Lake St. (NYS Rt. 19), LeRoy	<p>Area Variances to transfer the rear of one parcel to the adjacent parcel.</p> <p>Lot Frontage Minimum required; 80 ft. Existing: 68.5ft. & 19 ft. Proposed: 68.5ft. & 19 ft.</p>	<p><u>APPROVAL</u></p> <p>Given that the road frontage will not change for either parcel, the proposed variances should pose no significant county-wide or inter-community impact.</p>
		Residential (R-3) District	



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

T-04-PEM-6-22 1445 Indian Falls Rd., Pembroke Special Use Permit to operate a dog training facility in the garage and yard of an existing residence.

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

Agricultural-Residential (A-R) District
