



<b><u>NUMBER</u></b>	<b><u>LOCATION</u></b>	<b><u>APPLICANT'S REQUEST</u></b>	<b><u>BOARD ACTION</u></b>
<b>T-05-ALA-07-24</b>	Crosby Rd., Alabama	Site Plan Review for construction of a 500,000 gallon concrete fire water storage tank, gravel access drive, accessory buildings, and associated infrastructure installation to supply water to sprinkler systems within Science & Technology Advanced Manufacturing Park (STAMP).  Technology (TD-1) District	<b><u>NO ACTION TAKEN</u></b>  No action was taken on this referral due to the inability of the County Planning Board to pass any motion with a majority of the whole number (5 of 9 members) on a specific recommendation.
<b>T-01-ALE-07-24</b>	2631 Richley Rd., Alexander	Special Use Permit, Area Variance, and Site Plan Review to operate a home occupation (hair salon) within an existing single-family home.  Side Yard Required (Minimum): 25 feet Existing: ~14.8 feet  Agricultural-Residential (A-R) District	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  The required modifications are that 1) any signage be in conformance with the Town's Zoning Ordinance, and; 2) The applicant provide an updated plan that shows all required off-street parking will be designed in such a manner to allow vehicles to exit onto a road without backing out onto it, and; 3) the applicant provide a site plan that complies with the Town Zoning Ordinance or obtains an area variance for any nonconforming features. With these required modifications, the proposed home occupation hair salon should pose no significant county-wide or intercommunity impact.



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<b>T-03-BER-07-24</b>	South Lake Rd. (NYS Rt. 19), Bergen	Site Plan Review and Area Variance for an Approx. 195,000 sq. ft. (Approx. 400 x 500 ft.) new farm equipment manufacturing facility (OXBO) and associated site improvements on existing agricultural land within Appletree Acres Business Park.  Building Height Maximum allowed: 35 ft. Proposed: 42 ft.  Interchange (INT-I) District	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  The required modifications are: 1) The applicant obtain documentation from the State Historic Preservation Office (SHPO) as to the project's impacts on archaeological resources, and 2) The applicant obtain a driveway permit from NYS DOT before final approval. With these required modifications, the proposed development should pose no significant county-wide or intercommunity impact. It is recommended that 1) 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 use meets Enhanced 9-1-1 standards, and 2) that the applicant respond to the review comments provided by MRB Group dated May 30, 2024 and June 21, 2024, and; 3) that all signage complies with the Town's zoning regulations.



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<b>T-04-BER-07-24</b>	Apple Tree Ave., Bergen	Site Plan Review and Area Variance for an Approx. 10,640 sq. ft. new commercial retail building (Dollar General) and associated site improvements on vacant land within Apple Tree Acres Business Park.  Lot Coverage Maximum allowed: 30% Proposed: 35.4%	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  The required modifications are as follows: 1) The applicant obtain documentation from the State Historic Preservation Office (SHPO) as to the project's impacts on archaeological resources; 2) The applicant submit an updated plan that indicates any existing storm water infrastructure directing stormwater runoff from adjacent properties onto the subject property; 3) Given that the project will disturb more than one (1) acre, the applicant completes a Stormwater Pollution Prevention Plan (SWPPP) and obtains a Stormwater Permit for Construction Activity from NYS Department of Environmental Conservation (DEC); and 4) The applicant provide an updated plan that will not result in creating a nonconforming lot (Lot R-3DB) or obtain an area variance so all new parcels will comply with local zoning regulations. With these required modifications, the proposed development should pose no significant county-wide or intercommunity impact. It is recommended that 1) 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 use meets Enhanced 9-1-1 standards and; 2) that the applicant respond to the review comments provided by MRB Group dated May 23, 2024, and; 3) that all signage complies with the Town's zoning regulations.
		Interchange (INT-I) District	



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<b>V-01-COR-07-24</b>	47-49 W. Main St. (NYS Rt. 33), Corfu	Special Use Permit and Site Plan Review to authorize the property to be used as a religious use (Outpour Ministries), operated one day a week with less than 100 people.  Neighborhood Business (NB) District	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  The required modifications are 1) that the final plan show the locations of any proposed off-street parking, loading, and stacking areas and their landscaping and setbacks from adjacent properties to demonstrate compliance with Section 403-A of the Village of Corfu zoning law, and; 2) the applicant obtain a driveway permit from NYS DOT before final approval. With these required modifications, the proposed development should pose no significant county-wide or inter-community impact. It is recommended that the applicant submit an updated application to the Village Planning Board detailing the proposed hours of operation of all principal and accessory uses, so the intensity of the proposed use is clearly defined and established.



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<b>T-01-PEM-07-24</b>	1780 Main Rd. (NYS Rt. 5), Pembroke	Special Use Permit and Site Plan Review to authorize automotive inspections and light duty automotive repair primarily operated within a detached garage of an existing single family home.	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  The required modifications are that 1) the applicant must combine both parcels to comply with zoning requirements including the frontage and sideyard setback, and; 2) the applicant provide an updated plan that clearly indicates where all vehicle and equipment storage areas associated with the repair shop occur and any proposed screening, and; 3) that the applicant shall establish operating hours in a manner suitable to the Town Planning Board to limit excessive noise from disturbing abutters. With these required modifications, the proposed use should pose no significant county-wide or inter-community impact. It is recommended that 1) the applicant provide dense landscaping or fencing to help screen any outdoor equipment and parking areas resulting from the new use, and 2) that the applicant ensure the Environmental Assessment Form (EAF) is completed including all checkbox fields.
		Agricultural-Residential (AG-R) District	



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<b>T-02-PEM-07-24</b>	274 Main Rd. (NYS Rt. 5), Pembroke	Special Use Permit to authorize the property to be used as a kennel to harbor six (6) or more dogs over six (6) months old for the purposes of providing protection to livestock at an existing single-family home.  Agricultural-Residential (AG-R) & Commercial	<b><u>APPROVAL</u></b>  The proposed variance should pose no significant county-wide or inter-community impact. It is recommended that 1) the Town Planning Board set a maximum number of dogs allowed on the property so the intensity of the proposed kennel use is clearly defined and established in any future approval and 2) that the applicant ensure Part 1 of the Environmental Assessment Form (EAF) is fully completed including all checkbox fields.
<b>T-03-PEM-07-24</b>	196 Main Rd. (NYS Rt. 5), Pembroke	Special Use Permit and Site Plan Review to construct a 40 x 80 ft. (~3,200 sq. ft.) pond for drainage and fire prevention and use the fill for regrading around house for a total of 0.75 acres in land disturbance.  Agricultural-Residential (AG-R) & Commercial	<b><u>APPROVAL WITH MODIFICATION(S)</u></b>  The required modification is that the applicant obtains documentation from the NYS Department of Environmental Conservation (DEC) as to the project's impacts on threatened and endangered species. With this required modification, the proposed pond should pose no significant county-wide or inter-community impacts.