



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>STAFF RECOMMENDATION</u>
T-10-BAT-08-23	4124 W. Main Street Rd. (NYS Rt. 5), Batavia	Area Variances and Site Plan Review to construct two self-storage buildings Side Yard Setback Minimum required: 30 ft. Existing two family home: 9 ft. Proposed storage units: 10 ft. Lot Frontage Minimum required: 200 ft. Existing: 75 ft. Proposed: 75 ft. Commercial (C) District	<u>APPROVAL</u> Given that they will not encroach onto the side yard any further than the existing use, the proposed storage units should pose no significant county-wide or intercommunity impact.



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>STAFF RECOMMENDATION</u>
T-02-ELB-08-23	7209 Oak Orchard Rd. (NYS Rt. 98), Elba	Special Use Permit and Site Plan Review for a 23.5 acre, 5 MW ground mounted commercial solar system.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modifications are as follows: 1) Given that the project parcel is enrolled in Agricultural District No. 2 and that the project will receive public funding, the applicant comply with NYS Agriculture and Markets Law Section 305 (Notice of Intent provision); and 2) The applicant amend the decommissioning plan to include decompaction of the footprint of the access road and the 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. 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	



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T-07-PEM-08-23	Alleghany Rd. (NYS Rt. 77), Pembroke	Special Use Permit to construct a new travel plaza (convenience store, fuel sales, car wash, restaurant with drive-through service).	<u>APPROVAL WITH MODIFICATION(S)</u> The required modifications are as follows: 1) The applicant obtains documentation from the NYS Department of Environmental Conservation (DEC) as to the project's impacts on threatened and endangered species; 2) Signage complies with the Town's zoning regulations; 3) Given that the project is located in an archaeological sensitive area, the applicant obtain documentation from the State Historic Preservation Office (SHPO) as to the project's impacts on archaeological resources; 4) The applicant obtains comments on the traffic impacts and the required driveway permit from NYS Department of Transportation (DOT); and 5) The applicant obtains all necessary permits from the U.S. Army Corps of Engineers (ACE) for wetlands on the property. With these required modifications, the proposed travel plaza 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 meets Enhanced 9-1-1 standards.
		Interchange (INT) District	



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>STAFF RECOMMENDATION</u>
T-08-PEM-08-23	Alleghany Rd. (NYS Rt. 77), Pembroke	Special Use Permit to construct six 24-unit apartment buildings and nine detached garage units.	<p><u>APPROVAL WITH MODIFICATION(S)</u></p> <p>The required modifications are as follows: 1) Given that the project is located outside of a Genesee County Smart Growth Development Area, the applicant apply for and receive a water hookup authorization from the Genesee County Water System Hookup Administrative Review Committee; 2) Given that the applicant will be disturbing more than an acre 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); 3) The applicant obtains documentation from the NYS DEC as to the project's impacts on threatened and endangered species; and 4) The applicant obtains comments on the traffic impacts and the required driveway permit from NYS Department of Transportation (DOT). With these required modifications, the proposed apartment complex should pose no significant county-wide or inter-community impact. It is recommended that the Town Planning Board obtain comments from the Corfu Fire Department on the need for an additional access point to the development once a certain number of units are built. It is further recommended that the applicant completes 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.</p>
		Limited Commercial (LC) and Agricultural-Resi	