



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-03-ALEX-11-22	Entire Town of Alexander	Zoning Text Amendments to address solar energy uses.	<p><u>APPROVAL WITH MODIFICATION(S)</u></p> <p>The required modifications are that the solar law be amended to address the following issues: 1) the proposed law does not define the terms used in Sec. B under Purpose "residential solar use" and "small solar array" which determines if the solar law applies to the project. 2) Furthermore, the same section states that these "residential" or "small" solar projects are "exclusively for on-site energy usage." With net-metering no solar project is "exclusively" for on-site usage as the energy flows into the grid when the site is producing more energy than using it. 3) Section A under Permit Required fails to identify any current Town of Alexander zoning districts where such solar projects would be allowed. 4) The term Repair is defined twice, and 5) The 10 acre limit is unrealistic as most solar projects proposed are 5 MW in size and require 35-60 acres. This is especially true given the large setbacks and buffers required by this proposed law. It is recommended that the Town utilize the Model Local Law available through NYSERDA, instead of the Town of Stafford's Solar Law as the basis for its zoning amendments. NYSERDA's model is comprehensive and provides court tested best practices with clear and consistent language.</p>
		Entire Town	



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-12-BAT-11-22	8727 Lewiston Rd. (NYS Rt. 63), Batavia	Final Subdivision and Site Plan Review to build a new retail store (Tractor Supply).	<p><u>APPROVAL WITH MODIFICATION(S)</u></p> <p>The required modifications are as follows: 1) The applicant obtains a permit from NYS DOT for the proposed road/intersection; 2) given that the applicant will be disturbing more than an acre of land, the applicant completes a Stormwater Pollution Prevention Plan (SWPPP) and obtain a Stormwater Permit for Construction Activity from NYS Department of Environmental Conservation (DEC); and 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. With these required modifications, the proposed store 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. The applicant should note that the project is located outside of a Smart Growth Development Area and therefore a public water hookup is not guaranteed. The site is actively farmed with a long crop history, enrolled in the NYS Agricultural District Program and consist of over 90% prime farmland soils.</p>

Commercial (C) District



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-01-BYR-11-22	6975 Townline Rd. (NYS Rt. 262), Byron	Special Use Permit and Site Plan Review for a 35 acre, 5 MW ground mounted commercial solar energy system.	<u>APPROVAL WITH MODIFICATION(S)</u> The required modifications are as follows: 1) Per Town of Byron Solar Law Section 2.12.12(g)ii, the applicant adhere to New York State Department of Agriculture and Markets Guidelines for Solar Energy Projects-Construction Mitigation for Agricultural Lands; 2) Given that the project parcel is enrolled in Agricultural District No. 4 and that the project will receive public funding, the applicant comply with NYS Agriculture and Markets Law Section 305 (Notice of Intent provision); and 3) the applicant amend the decommissioning plan to include decompaction of the footprint of the access road/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



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-02-BYR-11-22	Townline Rd. (NYS Rt. 262), Byron	<p>Site Plan Review and Area Variance for the construction of a new retail store.</p> <p>Number of Parking Spaces Maximum allowed: 4 (per sec 9.05) Minimum required: 50 (per sec 10.02) Proposed: 31(per site plan)</p> <p>Number of Patrons Maximum allowed: 6 (per sec 9.05) Proposed: 85 (per building occupancy max.)</p> <p>Neighborhood Commercial (C-1) District</p>	<p><u>APPROVAL WITH MODIFICATION(S)</u></p> <p>The required modification is that he applicant obtains a driveway permit from Genesee County Highway Department. With this required modification, the proposed retail store 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 address of the proposed store meets Enhanced 9-1-1 standards.</p>
T-06-LEROY-11-22	Lake Street Rd. (NYS Rt. 19), LeRoy	<p>Site Plan Review for a 26.5 acre, 2 MW ground mounted commercial solar energy system.</p> <p>Light Industrial (I-2) District</p>	<p><u>APPROVAL</u></p> <p>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.</p>



<u>NUMBER</u>	<u>LOCATION</u>	<u>APPLICANT'S REQUEST</u>	<u>BOARD ACTION</u>
T-07-LEROY-11-22	Lake Street Rd. (NYS Rt. 19), LeRoy	Site Plan Review for a 52.4 acre, 5 MW ground mounted commercial solar energy system.	<u>APPROVAL WITH MODIFICATION(S)</u> Given that the project parcels are enrolled in Agricultural District No. 3 and that the project will receive public funding, the required modification is that the applicant comply with NYS Agriculture and Markets Law Section 305 (Notice of Intent provision). With this required modification, 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.
		Light Industrial (I-2) District	
V-07-LEROY-11-22	15-17 Main St. (NYS Rt. 5), LeRoy	Special Use Permit to convert the upper floor to residential use (4 apartments).	<u>APPROVAL</u> The proposed upper floor residential use should pose no significant county-wide or intercommunity impact.
		Central Commercial (C-2) District	