

PLANNING & DEVELOPMENT COMMITTEE

Tuesday, September 19, 2017

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

AGENDA

I. Roll Call

II. Call to Order

III. Approval of Minutes – 6/20/17

IV. Proposals

Address: *7 Richmond Ave.*

Applicant: Matt Jolliff (owner)

Proposal 1: Widen an existing 10' side asphalt driveway to 23.5' by removing the existing driveway and placing a new one to match the attached plan

Actions: 1. Public Hearing
2. Discussion and Recommendation to the City Council

Address: *643-645 East Main St. (existing auto repair bays)*

Applicant: Daniel Mattice (owner)

Proposal 2: Recommendation to the ZBA for a use variance to change the use of six automobile repair bays to individual storage units for rent

Actions: 1. Review application
2. Discussion and recommendation to the ZBA

Address: *424 East Main St.*

Applicant: Raymond Murphy, RA (architect for the owner)

Proposal 3: Site Plan approval for construction of a 2,700 sq.' one story addition to the rear of the building known as 439 East Main St., for use as a clinic. This project also modifies a previously approved plan to expand the parking lot on portions of this property and the neighboring property at 432 East Main St. The PDC previously approved the parking lot expansion on 10/18/16.

Actions: 1. Review application
2. Public hearing
3. Discussion and action by the board

Address: *165 Cedar St.*

Applicant: Michael Feeney, Engineer Tech. for Napierala Consulting (agent for owner)

Proposal 4: Site Plan Review construction of a 20,075 sq.' one story addition to this industrial use building

Actions: 1. Review application
2. Public hearing and discussion by the board
3. SEQR
4. Discussion and action by the board

V. Other/ New Business/Updates

VI. Setting of Next Meeting: October 17, 2017

VII. Adjournment

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

July 18, 2017

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *Matt Gray, Tammy Hathaway, Robert Knipe, Duane Preston, Marc Staley*

Members absent: Edward Flynn

Others present: Meg Chilano – Recording Secretary, Jason Molino – City Manager, Doug Randall – Code Enforcement Officer, Matt Worth – Director of Public Works

I. Roll Call

Roll call of the members was conducted. Five members were present and Chairman Duane Preston declared a quorum.

II. Call to order

Mr. Preston called the meeting to order at 6:05 pm.

III. Previous Meeting Minutes

There were no corrections to the minutes. Mr. Preston assumed the motion and the minutes were approved by unanimous consent.

RESULT: Approval of June 20, 2017 meeting minutes.

IV. Proposals

A. Recommendation to the City Council regarding the Comprehensive Plan Update

- Actions:
1. Public Hearing
 2. Discussion and recommendation to the City Council

1. Public Hearing

MOTION: Mr. Gray moved to open the public hearing; the motion was seconded by Mr. Knipe, and on roll call, was approved 5-0.

RESULT: Public hearing opened at 6:06 pm.

City Manager Jason Molino opened his presentation of the Comprehensive Plan Update by describing the process of its development. The process began with a Cleaner Greener Communities grant awarded by NYSERDA, which allowed the Steering Committee to hire Elan Consulting to lead the development process. It was a longer process than a typical update; however, considering that the current document is 20 years out of date, it is practically a new plan.

The Steering Committee conducted a large amount of public outreach with multiple access points for input regarding the plan, which consisted of:

- many focus group meetings with business owners, stakeholders and agency representatives
- two open houses
- feedback from Facebook page survey responses
- information from existing plans
- census data
- information from planning studies

Mr. Molino explained that one goal of the plan is to set the stage to attract new residents. It is also important to improve the quality of housing stock, and to make it easier for businesses to thrive.

A new Land Use Plan resulted from the development of the plan. At one time, a Comprehensive Plan was basically the same thing as a Land Use Plan. Over time, however, the Comprehensive Plan morphed into the Strategic Plan process and became something not just limited to land use.

As the Steering Committee considered what land use zones would best trigger development in various areas of the city, they came to realize that the traditional method of zoning is antiquated; it is sometimes hard to develop according to its principles. They discovered that there has been a shift toward form-based code. While traditional code creates zones according to use, form-based code is based on esthetics and appearance, which lends itself to be of more interest to investors.

The Comprehensive Plan Update models some land use changes which will lay a foundation for some code changes, thereby creating more versatile uses.

Three values statements derived from the Comprehensive Plan Update process: Resilient, Dynamic, and Prosperous. Defining what these concepts meant guided the development of the resultant recommendations.

Recommendations according to the Resiliency Statement include:

- Adopt a Complete Streets policy to coordinate development
- Create a bikeable city
- Build a better sidewalk network
- Low-impact development in parks and open spaces to minimize stormwater run-off
- Create a tree management plan
- Re-imagine the floodplain

Recommendations according to the Dynamic Statement include:

- Develop a historic resources inventory
- Focus on public spaces
- Create a more open downtown
- Focus on investment in the city

Recommendations according to the Prosperous Statement include:

- Continue to develop the Business Opportunity Area
- Update the zoning code consistent with the new Land Use Map
- Improve housing quality
- Bring value back to neighborhoods

Mr. Molino explained that if the PDC is satisfied with the plan, the next step is to recommend it to City Council. Council will conduct their own public hearing, complete SEQR, and possibly consider adoption at the September 11 meeting.

Al McGinnis, 15 Vernon Ave., praised the plan and said it was an outstanding job, as well as a step forward for the City. He suggested looking at the zoning of individual properties.

John Roach, 116 Grandview Ter., noted that the current plan is outdated and praised the updated version. He expressed concern over the zoning of East Main St. He wanted the board to encourage City Council to leave the area zoned as I, and not make any changes that would allow DePaul to develop there.

Jeremy Rowley (owns property in the City) praised the plan.

Beth Carr expressed concern over the lack of recommendations for specific properties to be designated as historic.

Mr. Molino addressed this last issue by pointing out the recommendation in the Comprehensive Plan Update for a historical inventory. He noted that while no specific designations were recommended, the historical inventory marks the beginning of the process for designation to occur.

MOTION: Mr. Staley moved to close the public hearing; the motion was seconded by Mr. Gray, and on roll call, was approved 5-0.

RESULT: Public hearing closed at 6:26 pm.

2. Discussion and Recommendation to the City Council

All board members spoke on behalf of the project and expressed their desire for the City Council to vote in favor of adopting the Comprehensive Plan Update.

MOTION: Mr. Gray moved to recommend to City Council approval of the Comprehensive Plan Update as presented; the motion was seconded by Mr. Knipe, and on roll call, was approved 5-0.

RESULT: Recommendation to the City Council for approval of the Comprehensive Plan Update.

- B. Recommendation to the ZBA for an area variance to widen an existing 20' wide driveway by placing 10' of Portland cement to the southwest side of the existing driveway

Address: 23 Meadowcrest Dr.

Applicant: Dennie Lounghed (owner)

- Actions: 1. Review application
 2. Discussion and recommendation to the ZBA

1. Review Application

Mr. Preston read the summary of the proposal. Mr. Lounghed said that he would like to widen the driveway because every time he tries to move his camper, it gets stuck in the mud.

2. Discussion and Recommendation to the ZBA

Mr. Preston asked if there is asphalt on the driveway and Mr. Lounghed said that there is.

Mr. Knipe asked what is under the camper and Mr. Lounghed replied that it is dirt.

Mr. Knipe asked if Mr. Lounghed has considered off site storage for the camper during the winter. Mr. Lounghed responded that he has done so in the past but damages have occurred.

Mr. Preston asked if any of the new section would be in the front and Mr. Lounghed answered that it would all be at the side.

MOTION: Mr. Staley moved to recommend approval of the application to the ZBA; the motion was seconded by Mr. Preston, and on roll call, was approved 4-1-0.

Votes in favor: 4 (Matt Gray, Tammy Hathaway, Duane Preston, Marc Staley)

Votes opposed: 1 (Robert Knipe)

Votes abstained: 0

RESULT: Recommendation to the ZBA for approval of the Area Variance.

- C. Removal of two existing porches and construction of one new 6' x 16' wood frame deck along the south elevation and one 8' x 16' wood frame deck at the northwest corner of this non-conforming use, one family dwelling located in the BID

Address: *319 Ellicott St.*

Applicant: Brad Trzeczieski (owner)

- Actions: 1. Review application
 2. Discussion and action by the board

1. Review Application

Mr. Preston read the summary of the proposal. He reported that the Genesee County Planning Board recommended approval of the project. Brian Wormley, contractor for the project, said that the owner is willing to put money into repairs for this property because he also owns the commercial property directly to the west

2. Discussion and Action by the Board

Mr. Gray asked if the deck would be the same distance from the property line and Mr. Wormley responded that the width would be the same. He also explained that the front porch is directly beneath a roof, and the new deck will not extend beyond that roof.

Mr. Preston asked if the work on the rest of the house is complete and Mr. Wormley answered that the only work remaining is the decks.

MOTION: Mr. Gray moved to approve the application; the motion was seconded by Mr. Staley, and on roll call, was approved 5-0.

D. Site plan review, Special Use Permit, and recommendation to the ZBA to clear three parcels and erect a high rise apartment building

Address: 552, 554, and 556 East Main St.

Applicant: Adam Driscoll, Home Leasing LLC (developer)

- Actions:
1. Review application
 2. Public hearing
 3. SEQR
 4. Discussion and action by the board

1. Review Application

Mr. Preston read the summary of the proposal. He reported that the Genesee County Planning Board recommended approval with modifications:

- Obtain approval from SHPO (State Historic Preservation Office)
- Obtain driveway permit from NYSDOT (New York State Department of Transportation)
- Submit 911 address verification to Genesee County Sheriff's Office

Matt Tomlinson, Project Manager for Marathon Engineering, addressed the recommended modifications. He explained that approval from SHPO is a requirement before building, and the NYSDOT has the concept review for the access point. He noted that the permit cannot be obtained from the NYSDOT without approval of the site plan, and recommended that the PDC make their approval of the site plan contingent upon obtaining the permit.

In reference to the functionality of parking, which had been discussed at the previous PDC meeting, Mr. Tomlinson provided a study on the relative demands of parking at the facility.

Eagle Star Housing, working in partnership with Home Leasing, manages the veteran housing aspect of the apartment building. Zach Fuller, Executive Director of Eagle Star Housing, described the services that will be available to the veterans housed in 17 of the 55 units, such as, full-time case managers and van transportation.

2. Public Hearing

MOTION: Mr. Preston moved to open the public hearing; the motion was seconded by Mr. Gray, and on roll call, was approved 5-0.

RESULT: Public hearing opened at 6:56 pm.

Jeremy Rowley explained that he has an interest in the project because not only is he an investor in the City, but also, his brother is a veteran. He said that this project is needed and adds a lot of value to the community.

Bill Fritts spoke in support of Eagle Star Housing. He said that he has been through their other facilities and appreciates the services they provide to veterans. He believes there is a need for this type of veteran housing and expressed enthusiasm for the project.

Terry Fritts spoke about the need to respect and assist veterans when they return from serving their country. She expressed support for this project and noted the advantages of its proximity to a wealth of services.

Pat Smith, eldest of the Mossman children (current owners of the property), spoke in support of the project on behalf of her family. She said that they are happy with the affordable housing aspect of the project, but the veteran housing pleases them the most. She described how Mr. Driscoll, developer for Home Leasing, treated not only her parents with great respect as he answered their questions, but also treated the neighbors respectfully as he went door to door explaining the project.

Michael Grammatico, long-time resident of Batavia and Vice President of the Eagle Star board, spoke about how well the organization is run and administered and asked for support of a worthy project and housing for veterans in general.

Matt Florian, former employee of Eagle Star Housing, spoke in support of the services Eagle Star Housing provides for veterans.

Frank Ryan pointed out that though 17 units are specifically designated for veteran use, the entire facility is open to veterans.

MOTION: Mr. Preston moved to close the public hearing; the motion was seconded by Mr. Knipe, and on roll call, was approved 5-0.

RESULT: Public hearing closed at 7:11 pm.

Mr. Preston asked Mr. Driscoll to clarify how the housing works. Mr. Driscoll explained that the project is a joint venture between Home Leasing and Eagle Star; Eagle Star manages the veteran portion of the housing. Mr. Driscoll clarified that 17 units (30% of the available housing) are dedicated to veteran use, but that it is possible for veterans to occupy a greater number.

Mr. Gray asked if there is an income threshold on the units that are not dedicated to veterans and Mr. Driscoll said that there is.

Mr. Preston asked about apartment sizes and Mr. Driscoll answered that there are 8 studio apartments, 9 two-bedroom apartments, and 39 one-bedroom apartments.

Mr. Preston asked which type of apartments is available to veterans and Mr. Driscoll responded that the studio and one-bedroom apartments are designated for veterans.

Mr. Preston asked if a veteran with a family would be able to obtain housing and Mr. Driscoll said yes; it just would not be considered as part of the dedicated amount. Ms.

Hathaway asked if the veteran would still be eligible for the same benefits and Mr. Driscoll said yes.

Ms. Hathaway asked how a homeless veteran without income can be housed and Megan [] explained that veteran housing is subsidized depending on the degree of need.

Mr. Staley said that he liked the amount of green space which the board had asked Home Leasing to incorporate at the Sketch Plan review, and asked if the double parking situation had been resolved or if they intended to leave it that way. Mr. Driscoll said they intended to leave it that way in order to gain three extra spaces. They would be used by employees or coordinated by management for use by double unit residents.

Mr. Staley asked Mr. Fuller about the average age of the veterans who would be applying for housing and Mr. Fuller answered 56, but said that the figure represents two wide ranges between a large group aged about 25 and a large group aged about 65.

Mr. Staley asked if the figures include female veterans and Mr. Fuller responded that it does not. He explained that the source of Eagle Star's funding only allows them to house male veterans, however, there are other sources of funding for female veterans.

Megan [] pointed out that Eagle Star will not be the only referral agency for Home Leasing, so that even though Eagle Star only houses male veterans, Home Leasing can house female veterans if they choose.

Mr. Gray asked about the lighting and Mr. Tomlinson said that the poles will be 18' tall with no bleed LED lighting with outside shields, and in an effort to be sensitive to the neighbors, the lights will be angled and adjustable.

Mr. Preston expressed his concern about the amount of parking and Mr. Driscoll responded that considering their population, Home Leasing is confident that the number of spaces will be sufficient.

Mr. Preston asked the other board members if they are satisfied with the parking and the elevator situation, and they replied that they are.

3. SEQR

Mr. Preston asked if the board had reviewed part one of the SEQR application and they indicated they had. The board went through the questions for part two.

MOTION: Mr. Preston moved to approve a negative declaration of SEQR; the motion was seconded by Mr. Gray, and on roll call, was approved 5-0.

RESULT: Negative declaration of SEQR

4. Discussion and Action by the Board

There was no further discussion.

MOTION: Mr. Staley moved to approve the Site Plan, contingent upon obtaining the NYSDOT permit and the SHPO approval, and the special use permit; the motion was seconded by Mr. Knipe, and on roll call, was approved 5-0.

RESULT: Site Plan and Special Use Permit approval.

MOTION: Mr. Gray moved to recommend approval of the Area Variance to the ZBA; the motion was seconded by Mr. Knipe, and on roll call, was approved 5-0.

RESULT: Recommendation to the ZBA for approval of the Area Variance.

- E. Site plan review and Special Use Permit to merge and re-develop these five parcels by selective demolition, renovation of a portion of an existing building and construction of two new mixed use buildings

Address: 40-52 and 56-70 Ellicott St. and parcels 84.015-1-37, 84.015-1-4, 84.015-1-37.311, and 84.015-1-37.312

Applicant: Samuel J. Savarino, Ellicott Station LLC (developer)

Actions: 1. Review application
2. Public hearing
3. SEQR
4. Discussion and action by the board

1. Review Application

Mr. Preston read the summary of the proposal. He reported that the Genesee County Planning Board did not provide a recommendation based on what they said was a lack of information to conduct a downtown design review.

Mr. Savarino described the project as having three distinct components:

1. Transformation of the Della Penna building into a beer garden, brewery, and restaurant operated by Resurgence Brewery
2. A five-story apartment building with four floors of market rate apartments and parking on the first floor
3. A one-story commercial office building with approximately 16,000 sq.' of space

Mr. Savarino addressed the items the PDC had told him at the Sketch Review they would like to see enhanced, completed, or changed. The board indicated that for the next meeting they would like to see:

- A solution to the Grand Canal storm sewer system
- Façade material samples / pictures of other projects
- Details of treatments between the buildings and sidewalks
- Façade appearance adjustments according to BID guidelines.

For this meeting, Mr. Savarino provided pictures of other projects, and supplied samples of exterior panels. He pointed out that the samples of finishes and colors are intended to complement the façade of the Della Penna building.

Mr. Savarino noted that upon request, he had re-examined the City design standards and found them to be broad and sometimes contradictory. He said that it is impossible to meet every design standard within one project, and indicated that he had brought a narrative which describes the ways in which they have complied with the standards. (See attached.)

Mr. Savarino had been asked to develop a solution to the Grand Canal storm system which runs beneath the project site. After considering two possible solutions, one which would have involved other agencies and taken an inordinate amount of time, and one of which was prohibitively expensive, they settled on a plan to construct a bridge over the Grand Canal.

Mr. Savarino stated that this solution consists of:

- a box culvert beneath the residential building
- Structural elements to bridge the residential building
- Easements all through the site for the City to get to the Grand Canal

Mr. Savarino said that they would have the means to design it, build it, and ensure it meets with City approval. The solution will allow them to proceed with the project and is the least expensive option. He said that they have already provided the City with plans and details, have conferred with the Department of Public Works, and that they are confident it will work.

Mr. Savarino observed that there is currently a building on top of the Grand Canal which will be demolished as part of the project, but which serves as proof that a building can in fact be constructed over the top of the Grand Canal.

Brennan Marks, engineer for the project, explained the concept drawings and John Otto, landscape architect, described the plans for landscaping.

2. Public Hearing

MOTION: Mr. Preston moved to open the public hearing; the motion was seconded by Mr. Gray, and on roll call, was approved 5-0.

RESULT: Public hearing opened at 8:15 pm.

Beth Carr asked a question about the beer garden and accessibility. Mr. Marks said that it is completely handicap accessible.

Pierluigi Cipollone, President of the BDC, spoke in support of the project and praised the effort that went into developing it. He said that it will be a benefit to have a contaminated area cleaned up, and pointed out the boost to employment the project will create. He said the apartments fulfill a need in the City for market rate housing.

MOTION: Mr. Preston moved to close the public hearing; the motion was seconded by Mr. Staley, and on roll call, was approved 5-0.

RESULT: Public hearing closed at 8:24 pm.

Mr. Preston asked for a time estimation on installing the first tenant and Mr. Savarino answered it would be some time in the fall. He said the project will be done at the same time, rather than in phases.

Mr. Staley asked Mr. Worth if he anticipated any reason why the City attorney would not be able to craft the easement. Mr. Worth answered that though the easement will be somewhat unique in the sense of having a structure over the top of a City utility, the City attorney is working on crafting the easement and no issues are expected. He noted that the City having easements on other properties is not unique in itself.

Mr. Worth said that the structure over the top of the Grand Canal is expected to be a 100-year structure requiring minimal maintenance, and he is comfortable with the integrity, rigidity, and sustainability of Mr. Marks's proposed structure. Though they are waiting on a set of engineered plans with the details to be worked out, Mr. Worth said that he is comfortable with the direction the draft is headed in. He stated that as Director of Public Works, it is his responsibility to ensure the City and its utilities are protected so the easement will be crafted with that in mind.

Mr. Preston asked the board if they are comfortable with the plan, and Mr. Staley responded that he is as long as the contingency for the easement is met.

3. SEQR

Mr. Preston asked if the board had reviewed part one of the SEQR application and they indicated they had. The board went through the questions for part two.

MOTION: Mr. Preston moved to approve a negative declaration of SEQR; the motion was seconded by Mr. Knipe, and on roll call, was approved 5-0.

RESULT: Negative declaration of SEQR

4. Discussion and Action by the Board

MOTION: Ms. Hathaway moved to approve the site plan; the motion was seconded by Mr. Knipe, and on roll call, was approved 5-0.

RESULT: Site Plan approval

MOTION: Mr. Preston moved to approve the Special Use Permit; the motion was seconded by Mr. Gray, and on roll call, was approved 5-0.

RESULT: Special Use Permit approval

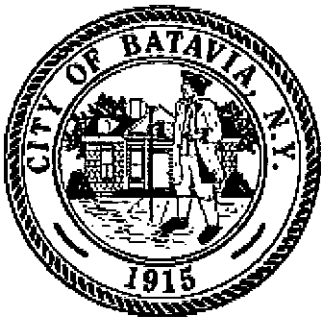
V. Other/New Business/Updates: none

VI. Setting of Next Meeting: August 15, 2017

VII. Adjournment

Mr. Preston moved to adjourn the meeting at 8:47 pm; the motion was seconded by Mr. Gray. All voted in favor.

Meg Chilano
Recording Secretary



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 8/23/17

Re: 7 Richmond Ave.
Tax Parcel No. 84.006-4-2

Zoning Use District: R-1A

The applicant, Matt Jolliff (owner), has applied for a permit to widen an existing 10' wide asphalt driveway to 23.5' by removing the existing driveway and placing a new one to match the attached plan.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (13).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the boundary of state owned land on which a public building or institution is situated.

City Planning and Development Committee- Pursuant to section 190-49 C. of the zoning ordinance, the Planning and Development Committee shall review and make recommendations to the ZBA for applications that include parking variances.

Zoning Board of Appeals- Pursuant to BMC Sec. 190-49 of the zoning ordinance, the ZBA shall review and act on required variances.

Required variances- Area

BMC Sec. 190-39 E (1) The width of driveways shall not exceed 25% of the lot frontage.

	<u>Permitted</u>	<u>Proposed</u>	<u>Difference</u>
Driveway width	19.2' (25%)	23.5' (30%)	4.3' (5%)

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 344-2580 Ext. 5467

DEPARTMENT USE ONLY:

GCDP Referral # _____



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

Required According to:

GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N

(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATIONBoard(s) Zoning Board of AppealsAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. _____**2. APPLICANT INFORMATION**Name Matt JoliffAddress 7 Richmond AveCity, State, Zip Batavia, NY 14020Phone (585) 233 - 7134 Ext. _____ Email _____MUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia**3. TYPE OF REFERRAL:** (Check all applicable items)

- ☒ Area Variance
☐ Use Variance
☐ Special Use Permit
☐ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☐ Other: _____

Subdivision Proposal

- ☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:A. Full Address 7 Richmond Ave.B. Nearest intersecting road Prospect Ave.C. Tax Map Parcel Number 84.006-4-2

D. Total area of the property _____ Area of property to be disturbed _____

E. Present zoning district(s) R-1A**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

BMC 190-39 E (1)C. Please describe the nature of this request Approval to widen driveway located in front yard to 30% of lot frontage.**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
☒ Site plan
☐ Subdivision plot plans
☐ SEQR forms

- ☐ Zoning text/map amendments
☐ Location map or tax maps
☐ Elevation drawings
☐ Agricultural data statement

☐ New or updated comprehensive plan☒ Photos☒ Other: Cover letter

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

Email to planning@co.genesee.ny.us**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. _____Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



**GENESEE COUNTY PLANNING BOARD
ZONING REFERRALS NOTICE OF FINAL
ACTION**

GCDP Referral ID C-25-BAT-9-17
Review Date 9/14/2017

Municipality BATAVIA, C.
Board Name ZONING BOARD OF APPEALS
Applicant's Name Matt Joliff
Referral Type _____
Variance(s) Area Variance(s)
Description: Area Variance to widen a driveway for a single-family home.
Driveway Width
Maximum allowed (25% of lot frontage): 19.2 ft.
Existing: 10 ft. (13%)
Proposed: 23.5 ft. (30%)
Location 7 Richmond Ave., Batavia
Zoning District Residential (R-1A) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

Given that neighboring properties exhibit similar size driveways, the proposed variance should pose no significant county-wide or inter-community impact.

Director

September 14, 2017

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: _____

Hearing Date/Time: _____

APPLICANT: MATT SOLLIEF

Name	<u>7 RICHMOND AVE</u>	E-Mail Address	<u>585 233 7134</u>
Street Address	<u>BATAVIA</u>	Phone	<u>14020</u>
City	<u>NY</u>	Fax	<u>14020</u>
	State		Zip

STATUS: J Owner _____ Agent for Owner _____ Contractor _____

OWNER: CAMR

Name	_____	E-Mail Address	_____
Street Address	_____	Phone	_____
City	_____	Fax	_____
	State		Zip

LOCATION OF PROPERTY: 7 RICHMOND AVE

DETAILED DESCRIPTION OF REQUEST: MODIFICATION TO EXISTING DRIVEWAY:
INCREASE WIDTH OF DRIVEWAY TO 23.5-FT. MODIFICATION
EXCEEDS 25% FRONT LOT WIDTH ALLOWABLE
OF 19.3 FT. INTENT OF PROJECT IS TO ELIMINATE PORCH
VISITORS & WALKERS TO PARK ON RICHMOND AVE.

Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals, aesthetics and general welfare of the community or neighborhood.

Applicant's Signature

Date

8/9/17

Owner's Signature

Date

To be Filled out by Zoning Officer

TAX PARCEL: 84.006-4-2

ZONING DISTRICT: R-1A

FLOOD PLAIN: C

TYPE OF APPEAL:

- ☒ Area Variance
☐ Use Variance
☐ Interpretation
☐ Decision of Planning Committee

FEE: ☒ \$50 (One or Two Family Use)

☐ \$100 (All other Uses)

Provision(s) of the Zoning Ordinance Appealed: BMC 190-39 E(1) driveways located in
Frontyards may not exceed 25% of the lot frontage in width.

Criteria to Support Area Variance

In making its determination, the zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, moral, aesthetics and welfare of the neighborhood or community. The Zoning Board of Appeals shall consider the following test, as per §81-b of the General City Law when making its determination:

Explain how the proposal conforms to EACH of the following requirements:

1. **Undesirable Change in neighborhood Character.** The granting of the variance will not produce an undesirable change in the neighborhood or a detriment to nearby properties.

NO


2. **Alternative Cure Sought.** There are no other means feasible for the applicant to pursue that would result in the difficulty being avoided or remedied, other than the granting of the area variance. NO ALTERNATES AVAILABLE

3. **Substantiality.** The requested area variance is not substantial. NO

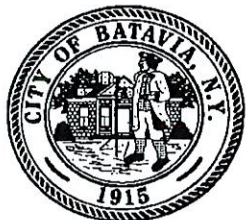
4. **Adverse Effect or Impact.** The requested variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or community.

NO

5. **Not Self-Created.** The alleged difficulty existed at the time of the enactment of the provision or was created by natural force or governmental action, and was not the result of any action by the owner or the predecessors in title. NO - NOT SELF CREATED


Applicant's Signature

8/9/17
Date



Permit No. _____

Date: _____

DRIVEWAY AND PARKING SPACE PERMIT
\$10 fee – Please attach Survey / IllustrationAPPLICANT: MATT JOLLIFFE

Name

E-mail Address

7 RICHMOND AVE585 233 7134

Street Address

Phone

BATAVIANY14020

City

State

Zip

☒ Owner

____ Agent for Owner

____ Contractor

OWNER:

GAMER

Name

E-mail Address

Street Address

Phone

City

State

Zip

ADDRESS OF PROPERTY: 7 RICHMOND AVE

DIMENSIONS OF EXISTING DRIVEWAY:

Width 10.0 FT Length 65.0 FT

DIMENSIONS OF NEW DRIVEWAY / ADDITION:

Width 23.5 FT Length SAME

SURFACE MATERIAL:

Existing ASPHALTProposed ASPHALT

Applicant's Signature

Date

Owner's Signature

Date

*To be filled out by Zoning Enforcement Officer*TAX PARCEL: 84.006-4-2ZONING DISTRICT: R-1ASURVEY: YesDIMENSIONS OF LOT: Lot Frontage 76.80'

Front Yard _____

PERCENTAGE OF LOT FRONTAGE: 30%SURFACE MATERIAL: Asphalt

APPROVED: _____ AREA VARIANCE: _____

GRADE PLAN: _____

ISSUING OFFICER: _____

DATE: _____



Private Prop.

ROW

RICHMOND AVE

RICHMOND AVENUE
(132.00' WIDE)

LEGEND:
= P.V.C. FENCE
= UTILITY POLE & O.H.L.
= SUBJECT PROPERTY LINES
= ADJOINERS PROPERTY LINES
= IRON PIN FOUND



MAP OF AN INSTRUMENT SURVEY OF
No. 7 RICHMOND AVENUE

BEING
LOT No. 50 & PART of LOT 49 of the
C.F. PRESCOTT'S AMENDED MAP of the CHADDOCK SUB'D.

SITUATE IN THE
CITY OF BATAVIA

COUNTY OF GENESEE
SCALE 1 INCH = 20 FEET

GROVER & BATES ASSOCIATES
406 WEST SPRUCE STREET
EAST ROCHESTER, NEW YORK
585-381-0021

STATE OF NEW YORK
DATE: MAY 4, 2017

UNAUTHORIZED ALTERATION OR ADDITION TO
A SURVEY MAP BEARING A LICENSED LAND
SURVEYOR'S SEAL IS A VIOLATION OF SECTION
7209, SUBDIVISION 2, OF THE NEW YORK STATE
EDUCATION LAW.

WE, GROVER & BATES ASSOCIATES DO HEREBY CERTIFY TO THE FOLLOWING;
1.

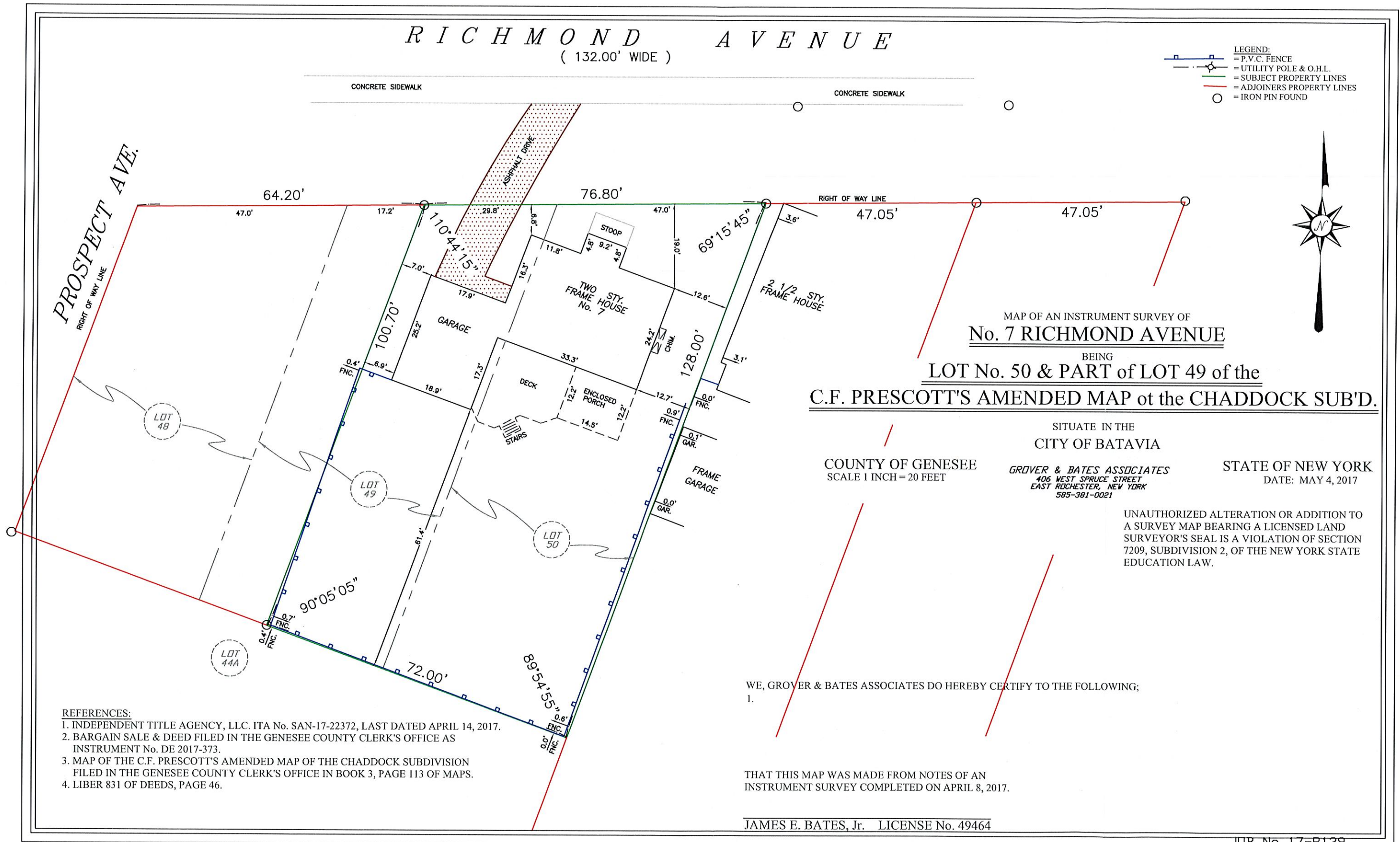
THAT THIS MAP WAS MADE FROM NOTES OF AN
INSTRUMENT SURVEY COMPLETED ON APRIL 8, 2017.

JAMES E. BATES, Jr. LICENSE No. 49464

JUB No. 17-R139

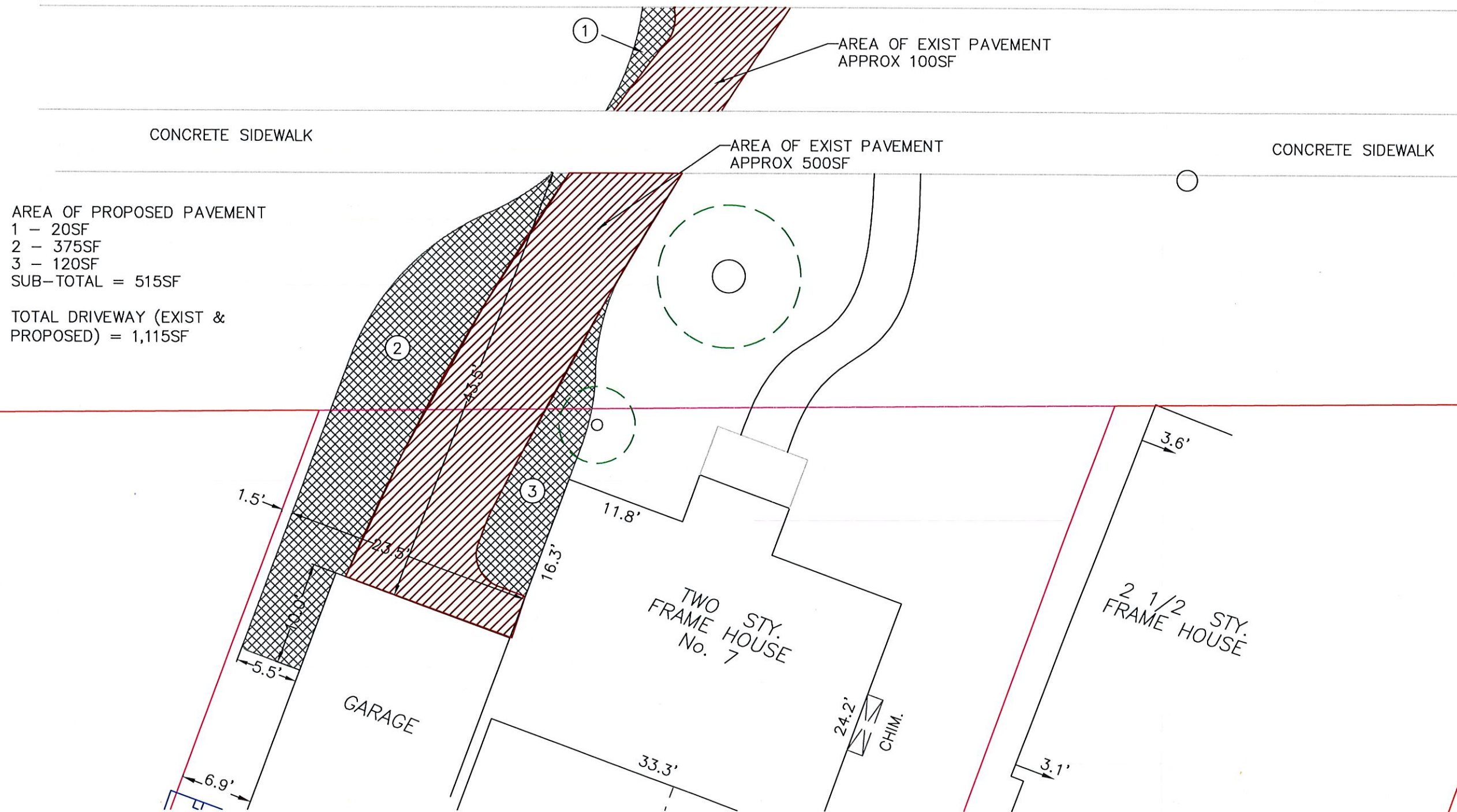
REFERENCES:

1. INDEPENDENT TITLE AGENCY, LLC. ITA No. SAN-17-22372, LAST DATED APRIL 14, 2017.
2. BARGAIN SALE & DEED FILED IN THE GENESEE COUNTY CLERK'S OFFICE AS INSTRUMENT No. DE 2017-373.
3. MAP OF THE C.F. PRESCOTT'S AMENDED MAP OF THE CHADDOCK SUBDIVISION FILED IN THE GENESEE COUNTY CLERK'S OFFICE IN BOOK 3, PAGE 113 OF MAPS.
4. LIBER 831 OF DEEDS, PAGE 46.



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

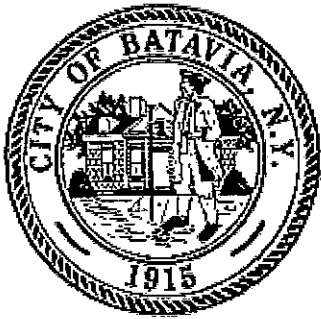
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z



No.	Revision/Issue	Date

Sheet Title: PROPOSED DRIVEWAY IMPROVEMENT
Project Name and Address: SITE AND GARAGE IMPROVEMENTS - 7 RICHMOND AVE
Date: AUGUST 1, 2017
Scale: AS SHOWN

Sheet
of



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 8/29/17

Re: 643-645 East Main St. (existing auto repair bays)
Tax Parcel No. 85.013-1-14.21

Zoning Use District: I-1

The applicant, Daniel Mattice for 643 East Main LLC (owner), has applied for a permit to change the use of six automobile repair bays to individual storage units for rent.

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the right of way of a state road or highway.

City Planning and Development Committee- Pursuant to section 190-49 C. Applications for variances that include non-permitted uses shall be referred to the PDC for recommendation prior to ZBA review.

Zoning Board of Appeals- Pursuant to BMC Sec. 190-49 of the zoning ordinance, the ZBA shall review and act on required variances.

Required variances- Use

- 1) BMC 190-15 A. does not include public storage units as a permitted use within the I-1 industrial use district.

The Zoning Board of Appeals will be the lead agency to conduct SEQR.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 344-2580 Ext. 5467

**DEPARTMENT USE ONLY:**

GCDP Referral # _____

*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

Required According to:

GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N

(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATIONBoard(s) PDC and ZBAAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345-6347 Ext. _____**2. APPLICANT INFORMATION**Name Daniel MatticeAddress 649 East Main St.City, State, Zip Batavia, NY 14020Phone (585) 343-5647 Ext. _____ Email _____MUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia**3. TYPE OF REFERRAL:** (Check all applicable items)

- ☐ Area Variance
☒ Use Variance
☐ Special Use Permit
☐ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☐ Other: _____

Subdivision Proposal

- ☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:A. Full Address 643-645 East Main St.B. Nearest intersecting road Cedar St.C. Tax Map Parcel Number 85.013-1-14.21

D. Total area of the property _____ Area of property to be disturbed _____

E. Present zoning district(s) I-1**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken _____B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
BMC 190-15 AC. Please describe the nature of this request Approval to change the current use of a portion of a building from automobile repair bays to individual private storage units for rent.**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
☒ Site plan
☐ Subdivision plot plans
☒ SEQR forms

- ☐ Zoning text/map amendments
☐ Location map or tax maps
☐ Elevation drawings
☐ Agricultural data statement

☐ New or updated comprehensive plan☒ Photos☒ Other: Cover letter

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

Email to planning@co.genesee.ny.us**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas Randall Title Code Enf. Officer Phone (585) 345-6327 Ext. _____Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drrandall@batavianewyork.com



**GENESEE COUNTY PLANNING BOARD
ZONING REFERRALS NOTICE OF FINAL
ACTION**

GCDP Referral ID C-26-BAT-9-17
Review Date 9/14/2017

Municipality
Board Name
Applicant's Name

BATAVIA, C.
ZONING BOARD OF APPEALS
Daniel Mattice

Referral Type
Variance(s)
Description:

Use Variance
Use Variance to operate a portion of a building as storage units.

Location
Zoning District

649 East Main St. (NYS Rt. 5), Batavia
Industrial (I-1) District

PLANNING BOARD DECISION

DISAPPROVAL

EXPLANATION:

Under the criteria set forth in NYS General City Law, this proposal does not appear to meet the thresholds for the granting of a Use Variance. The parcel was purchased by the applicant with the prohibition in place therefore the hardship appears to be self-created. The applicant should instead approach City Council and ask if such a use could be added to the list of allowed uses in the I-1 district. Under the Law, the applicant must meet all four tests in order for the City's Zoning Board of Appeals to grant the use variance. The board must also consider the effect of the grant of the use variance on the zoning law itself, especially since such a use is not allowed in any part of the City. Possible inappropriate application of use variances may pose significant impacts upon the development policies/processes of the City.

Director

September 14, 2017

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: _____

Hearing Date/Time: _____

APPLICANT: 643 E. MAIN LLC

Name <u>649 E. MAIN ST.</u>	E-Mail Address <u>348-5647</u>	Cell <u>300-7389</u>
Street Address <u>BATAVIA</u>	Phone <u>14020</u>	Fax
City <u>NY</u>	State <u>NY</u>	Zip <u>14020</u>

STATUS: ☒ Owner ☐ Agent for Owner ☐ Contractor

OWNER:

Name	E-Mail Address
Street Address	Phone
City	Zip

LOCATION OF PROPERTY: 643-645 E. MAIN ST. BATAVIA

DETAILED DESCRIPTION OF REQUEST: _____

Permit Building to be converted to 6
Storage Units

Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals, aesthetics and general welfare of the community or neighborhood.

X 7101 Mcdon mm
Applicant's Signature

8-25-17
Date

X 7101 Mcdon mm
Owner's Signature

8-25-17
Date

To be Filled out by Zoning Officer

TAX PARCEL: 85.013-1-14.21 ZONING DISTRICT: I-1 FLOOD PLAIN: No

TYPE OF APPEAL: ☐ Area Variance
 ☒ Use Variance
 ☐ Interpretation
 ☐ Decision of Planning Committee

FEE: \$50 (One or Two Family Use)
 ☒ \$100 (All other Uses)

Provision(s) of the Zoning Ordinance Appealed: BMC 190-15 A. does not include
public storage units as permitted uses within the I-1 Industrial use dist.

DATE: 8-25-17APPLICANT NAME & PHONE: 643 E- MAIN LLC 343 5647
300 7389**Project Location and Information**

Permit #: _____

Fee: _____

Address of Project: 643-645 E- MAIN STOwner & Address: 643 E. MAIN LLC N. Daniel MatticePhone: 585-343-5647**Project Type/Describe Work**Estimated cost of work: 5,000.00Start date: 8/17

Describe project:

Convert 6 Bays of former Auto Repair
Facility to 6 Storage Units**Contractor Information** – Insurance certificates (liability & workers comp) required being on file**GENERAL**Name/Address: Owner N. Daniel Mattice

Phone: _____

PLUMBING (City of Batavia Licensed Plumber Required)Name/Address: N/A

Phone: _____

HEATINGName/Address: N/A

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)Name/Address: N/A

Phone: _____

FOR OFFICE USE ONLY

Zoning District: _____ Flood Zone: _____ Corner Lot: _____ Historic District/Landmark: _____

Zoning Review: _____ Variance Required: _____ Site Plan Review: _____ Other: _____

National Grid Sign Off (Pools): _____ Lot Size: _____

Existing Use: _____ NYS Building Code Occupancy Class: _____

Proposed Use: _____ NYS Building Code Occupancy Class: _____

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information																		
643 E. MAIN LLC																		
Name of Action or Project: 643 E. MAIN STORAGE UNITS																		
Project Location (describe, and attach a location map): 643-645 EAST MAIN ST. BATAVIA NY.																		
Brief Description of Proposed Action: CONVERT 6 GARAGE BAYS TO STORAGE UNITS.																		
Name of Applicant or Sponsor: 643 E. MAIN LLC N. David Mathis		Telephone: 343-5647																
		E-Mail:																
Address: 649 EAST MAIN ST.																		
City/PO: BATAVIA		State: NY	Zip Code: 14020															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"><tr><td>NO</td><td>YES</td></tr><tr><td>X</td><td></td></tr></table>	NO	YES	X												
NO	YES																	
X																		
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"><tr><td>NO</td><td>YES</td></tr><tr><td>X</td><td></td></tr></table>	NO	YES	X												
NO	YES																	
X																		
3.a. Total acreage of the site of the proposed action? <u>0.534</u> acres																		
b. Total acreage to be physically disturbed? <u>Inside work only</u> <u>0.17</u> acres																		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>1.309</u> acres																		
4. Check all land uses that occur on, adjoining and near the proposed action. <table style="width: 100%;"><tr><td><input type="checkbox"/> Urban</td><td><input type="checkbox"/> Rural (non-agriculture)</td><td><input checked="" type="checkbox"/> Industrial</td><td><input checked="" type="checkbox"/> Commercial</td><td><input checked="" type="checkbox"/> Residential (suburban)</td></tr><tr><td><input type="checkbox"/> Forest</td><td><input type="checkbox"/> Agriculture</td><td><input type="checkbox"/> Aquatic</td><td colspan="2"><input type="checkbox"/> Other (specify): _____</td></tr><tr><td><input type="checkbox"/> Parkland</td><td colspan="4"></td></tr></table>				<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input checked="" type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential (suburban)	<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____		<input type="checkbox"/> Parkland				
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input checked="" type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential (suburban)														
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____															
<input type="checkbox"/> Parkland																		

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>		
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>		
b. Are public transportation service(s) available at or near the site of the proposed action?			<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input checked="" type="checkbox"/>		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>N. Q. M. M. M. M.</u> Date: <u>8-25-17</u> Signature: <u>643 E MAIN LLC</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
<hr/> Name of Lead Agency	<hr/> Date
<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

Use Variance Application

Statement of Unnecessary Hardship

In order for the Zoning Board of Appeals to grant a use variance, an applicant must show documentation in the record that the restrictions of the Zoning Ordinance has caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the Zoning Board of Appeals that for each and every permitted use under the Zoning Ordinance for the particular district where the property is located, that all four (4) requirements as per §81-b of the General City Law have been proven. Additional documentation may be included. If any one of these requirements have not been proven, the Zoning Board of Appeals must deny the variance, as per §81-b of the General City Law.

Explain how the request conforms to EACH of the following requirements (additional pages may be attached):

1. **Reasonable Return.** The subject property is not capable of yielding a reasonable rate of return if used for its present use or developed, redeveloped or used for any other use permitted in the district in which such property is located. There is no means other than the granting of the variance by which the property can yield a reasonable return. Such inability to yield a reasonable return must be shown by specific fact (dollars and cents) from an expert or authority in economic deprivation, not the unsupported opinion of the owner or those appearing for the owner.

"The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence"

See Addendum Submission

(Please provide / attach competent financial evidence)

2. **Unique Hardship.** The inability to yield a reasonable return results from a unique circumstance peculiar to the subject property which does not apply to or affect other properties in the immediate vicinity that are subject to the same regulations. The personal situation of the owner shall not be considered unique.

"The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood"

See Addendum Submission

3. **Essential Character of the Neighborhood.** The granting of the variance will not be materially detrimental to the public health, safety, and welfare or injurious to the enjoyment, use or development of neighboring properties or the community. Applicant must demonstrate that the proposed use will not change the essential character of the neighborhood with regard to such physical and environmental elements such as parking, traffic, signage, landscape, architectural and structural features, location and dimensions of buildings, any by-products of proposed use such as noise or smoke, and any other impacts upon adjacent or neighboring lands.

"The requested use variance, if granted, will not alter the essential character of the neighborhood"

See Addendum Submission

4. **Not Self-Created.** The inability to yield a reasonable return is not the result of any action by the owner or predecessors in title. The applicant must show that when the property was purchased the zoning restrictions from which a use variance is now sought were not in existence or that some other change or factor has occurred that has resulted in an inability to yield a reasonable return. Otherwise, the hardship is self-created.

"The alleged hardship has not been self-created"

See Addendum Submission

X N. Al Mado

Applicant's Signature

8-25-17

Date

X N. Al Mado

Provider of Financial Evidence

8-25-17

Date

USE VARIANCE

Statement of Income and Expense

*All Entries Must be Completed and Documented for at Least Two (2) Calendar Years
or From the Date of Purchase Whichever is Less*

PROPERTY ADDRESS: 643-645 E. MAIN ST. BATAVIA N.Y.

A. PROPERTY DATA

1. Date property was purchased by current owner Nov. 2016
2. Was a Certificate of Occupancy issued? None except for
Date of Issuance? Flower Shop
If so, for what use(s)? Build out Bathroom
If not, why? _____
3. Cost of Purchase 85,000.00
4. a) Amount of Mortgage N/A Interest Rate _____
Mortgage Holder _____ Duration _____
Address _____
b) Amount of Mortgage _____ Interest Rate _____
Mortgage Holder _____ Duration _____
Address _____
c) Amount of Mortgage _____ Interest Rate _____
Mortgage Holder _____ Duration _____
Address _____
5. Is the property for sale? No
If so, for how long _____
asking price _____
for what use(s) _____
Have any offers been received _____
If so, for what amount(s) _____

Summarize any attempts to sell the property _____

6. Present value of property 125,000.00 +
Source(s) Purchase plus Upgrades

D. TOTAL INVESTMENT

1. Down payment..... Building Paid in full
2. Capital Improvements (attach list) _____
3. Principal Paid to date (original mortgage less
current principal balance)..... _____

TOTAL INVESTMENT
(Sum of D1, D2, & D3) _____

E. RATE OF RETURN = Profit or Loss Negative

TOTAL INVESTMENT _____

N/A Based on
permitted use



Signature of Preparer

Michael A. Del Plazo

Attorney

Profession of Preparer

8/25/17
Date

B. GROSS ANNUAL INCOME [BASED ON PERMITTED USE(S)]

USE	INCOME
1. <u>Service Station</u>	<u>Could not rent as such</u>
2. <u>Junkyard</u>	<u>Unknown</u>
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
TOTAL RENTAL INCOME <u>0</u>	
LESS VACANCY FACTOR <u>0</u>	
(Attach explanation if greater than 8%)	
TOTAL GROSS INCOME <u>0</u>	

C. ANNUAL EXPENSES

1. <u>Annual Fixed Charges</u>	
Real Estate Taxes (City & County)	<u>3800.00</u>
Insurance.....	<u>1200.00</u>
Average Annual Interest (over next 5 years)	<u>N/A</u>
2. <u>Operating Expenses</u>	
Electric.....	<u>1200.00</u>
Fuel.....	<u>0</u>
Water.....	<u>0</u>
Advertising.....	<u>0</u>
Miscellaneous (attach explanation)	_____
3. <u>Maintenance Expenses (attach list)</u>	
Repairs.....	<u>Mostly Completed</u>
General Building Maintenance.....	<u>1200.00</u>
Yard and Ground Care.....	_____
Miscellaneous.....	<u>600.00</u>
TOTAL ANNUAL EXPENSES	<u>6800.00</u>
Profit or Loss	<u>6800.00</u>
	<u>plus Loss on Investment</u>

ADDENDUM SUBMISSION TO CITY OF BATAVIA ZONING BOARD OF APPEALS

RE: 643 EAST MAIN STREET, BATAVIA NEW YORK USE VARIANCE

1. APPLICATION TO ZONING BOARD OF APPEALS;
2. SHORT FORM ENVIRONMENTAL ASSESSMENT;
3. USE VARIANCE APPLICATION AND STATEMENT;
4. SUPPLEMENTAL INFORMATION AND ATTACHMENTS:
 - A. BUILDING PLANS;
 - B. SURVEY MAP OF SUBJECT PARCEL AND ADJOINING PARCELS;
 - C. PHOTOGRAPHS OF SUBJECT PROPERTY, IMMEDIATE AND SURROUNDING AREAS AND STORAGE UNITS NEARBY. ALSO INCLUDED ARE SOME BEFORE AND AFTER PICTURES.

RESPECTFULLY SUBMITTED,
643 E. MAIN, LLC
DANIEL MATTICE, MANAGING MEMBER

Y Daniel Mattice 8-25-17

BACKGROUND

The property known as 643-645 East Main Street consists of two parcels, one, containing the property being considered for variance, has frontage of 90 feet on East Main Street by 255-260 feet depth shown as Parcel 2 on the submitted survey map and second parcel in back of .775 acres shown as Parcel 3 on the same map.

These parcels, together with what is shown as Parcel 1 on the survey were all owned at one time by James G. and Annette M. Mazur. Parcel 2 was the site of Mazur's Auto Service. Parcel 3 was rented out. Parcel 1 was and still is vacant land, still owned by Mazurs.

At some point in the past years, James Mazur separated himself from his wife and the business. Annette Mazur struggled to keep the business operating but had some challenging times and fell behind in the Mortgage.

The Mortgage Holder foreclosed on Parcels 2 and 3. That Bank, Bayview, took title and the property was purchased from the Bank in July 2016 by N. Daniel Mattice through his company Tri-County Welding for \$85,000. The property was conveyed to 643 E. Main St., LLC (a limited liability company owned by N. Daniel Mattice) in November 2106.

At the time of the purchase in 2016 the property was still used as an auto service facility. Annette Mazur discontinued her business in the building in August 2016. The building was quite neglected when Mr. Mattice bought it. He purchased it in part to protect his property next door, the surrounding properties, to have an area to expand his business and store materials and hopefully as an investment.

Significant improvements were made to the property. The roof leaked considerably so a complete new roof was installed. The walls of the building had holes and open in areas so the siding was installed over all masonry. The electric service, insulation and heating were upgraded. Dan estimates he has spent \$40,000 in repairs and upgrades. He also undertook a general clean-up of the area removing hundreds of old tires and about two dumpsters of trash.

The rear parcel (Parcel 3) is rented and in use as an auto repair and storage facility. That property is completely separated and secured by a fence.

Dan Mattice and his wife Joyce tried numerous times to rent the auto repair facility over the past year. They tried word of mouth to potential tenants; placed signs on the property and advertised on Craigs List and the Batavian. There was little or no interest. One or more potential tenants stated that they found the property too big with six bays; there were too many similar facilities vacant and newer and smaller facilities were available.

After attempts to rent the entire facility the Mattices' were able to rent the front office portion to Regina Konarski for a retail flower shop, Anything Your Heart Desires. This is after the acquisition costs, repair and upgrade costs, clean-up, fix up, taxes, insurance, etc. continued to accrue for over one year.

Dan thought it would make sense to develop the six bays into Storage Units to make a practical use of the property. He envisions storage units a little larger than standard. The dimensions will be 12 feet wide by 12 feet high by 23 feet deep. There will be 5 available Storage Units of that size with large overhead doors to accommodate campers, boats on trailers, cars, etc. Most interest he has received to date is from RV and boat owners.

Dan thought this was the best and reasonable use of the property. It does not alter the use or the essential characteristics of the property. When the Mattices' or their tenant checked with Doug Randall about signs for the floral shop they were advised that they would need to upgrade the bathroom in that area to conform to code. They were also advised to pursue a variance to permit use of the remainder of the building as a storage facility since that use is not permitted by the code in any zone.

PROPOSED PLAN

The property is in an I-1 Zone. Storage units are not a permitted use in this Zone or any Zone in the City. A Use Variance is required. See the plans attached.

The plan will be to have the flower shop in the front. There will be five (5) storage units for rental. The general area shown on the plan will be retained by Daniel Mattice to be used to service his vehicles and equipment of Tri-County Welding, Inc. It would also be available for storage of materials, jigs and set up equipment for the welding shop. No noxious or hazardous materials will be stored or permitted.

This appears to be a very low-density and low-traffic re-use of the property.

ANALYSIS

The Batavia Municipal Code, Section 190-49(f) provides grounds for a variance. Specifically, no variance shall be granted by the Board of Appeals unless it finds:

- (1) That the strict application of the provision of this chapter would deprive the applicant of the reasonable use of the land or building for which such variance is sought, that the granting of the variance is necessary for the reasonable use of such property, and that the variance granted by the Board of Appeals is the minimum variance that will accomplish this purpose; and
- (2) That the granting of the variance will be in harmony with the general purpose of this chapter, will not be injurious to the neighborhood, and will not alter the essential character of the locality. In granting a variance the Board of Appeals may prescribe appropriate conditions or safeguards that are necessary or desirable to carry out the requirements of this subsection.
- (3) Use variances.

- (a) The Board of Appeals, on appeal from the decision or determination of the administrative official charged with the enforcement of this chapter, shall have the power to grant use variances, as defined herein.
- (b) No such use variance shall be granted by a Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the Board of Appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
 - [1] The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
 - [2] The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
 - [3] The requested use variance, if granted, will not alter the essential character of the neighborhood; and
 - [4] The alleged hardship has not been self-created.

POINT 1
REASONABLE RETURN:

The Applicant has not been able to realize a reasonable return by renting the premises out as a service station or similar use. The adopted plan to use the front as retail would limit the use of the bays that are available. It is not practical to rent them out individually for automobile service and no one has approached the owner with that proposition. In its present configuration, there is not a reasonable return possible by converting to any other use. Residential uses are inappropriate in this area. The building is basically a concrete floor with no utilities or services extended to the area so that it could not be adapted to commercial development. Plus, if commercial use were established in separate units, each would have to have separate bathroom facilities, handicapped accessibilities and all other conformity to commercial code requirements, the cost of which would be prohibitive. It is submitted that the use as a storage facility is going to create a reasonable return based upon the limitations of the property. The only uses permitted in an I-1 would be burdensome and costly. Applicant tried to rent this as a service station without any success. In fact, there is a gas station up the street which has been vacant for quite a while and another service station on the opposite side of the street which has been vacant for a considerable period of time. The only other permitted use would be a junkyard which would not benefit to anyone in the neighborhood.

POINT 2
HARDSHIP IS UNIQUE:

The Applicant has been presented with a unique hardship in that the proposed use is not a permitted use in the Zoning Ordinance without a variance. The hardship does not apply to a substantial portion of the District or neighborhood since the use is not permitted in any Zone in the City. This is an Industrial Zone which includes industrial uses, commercial uses and some residential uses. On the same side of the street as the subject property, this property is surrounded by commercial/industrial uses. There is no other use of the property other than those types and introducing any higher use than that proposed makes no economic or practical sense.

POINT 3
ESSENTIAL CHARACTER OF THE NEIGHBORHOOD:

As set forth above, and as shown by the photographs submitted, the property immediately to the west of the property is an industrial use as a welding supply company and at the rear of that property a business that repairs small motors, lawnmowers, chainsaws, etc. The rear of the property has other similar uses and backs up to the former Eaton Yale and Town Trojan Factory. The back portion of the subject property is a former railroad right of way. Just a few hundred yards up from these premises are similar storage units behind the Triangle Motel. The proposed use is most consistent with the character of the neighborhood and is submitted as a minimal request for variance. The request before this Board would permit the owner to adapt the property into a functional retail and rental use with minimal impact on the neighborhood.

POINT 4
HARDSHIP HAS NOT BEEN SELF-CREATED

The Applicant in good faith undertook to convert the property into retail and storage units. At no point was he aware that storage units would not be permitted. The use is just an extension of the former use where cars were repaired and/or stored inside the facility. The entire area surrounding the building is industrial and commercial. Storage and/or warehousing facilities are on either side of the property and in back of the property and self-storage units are just up the street. The hardship is not self-created as the only two uses in the I-1 zone are impractical under the circumstances and any other use is not permitted. An entrepreneur/investor could only assume that a use similar to what has been in existence would be permitted without a variance and one would further assume that the use contemplated would be permitted in some area in the City without a variance.

FURTHER DISCUSSION

Using the building for six (6) storage uses is not that much different than the historical use of the property and in fact, it reduces the vehicular traffic and density. It is submitted that this is the best use of the property and would provide a reasonable return to the owner.

When considering criteria to be applied in an I-1 Zone under City Code 190.38, the concerns are whether or not the use would affect that area. The intended use has minimum

noise, minimum traffic and has minimum impact. It would produce no odor, smoke, dirt, noxious gas or vibration. It poses minimal fire and safety hazards. There is no industrial or sewage discharge intended. There is no water use, since none of the storage units are equipped with water. There would be no electrical interference since there is only one overhead light in each storage unit. There is no outside storage since all storage is inside the storage units. There is no parking demand or traffic impact for this use.

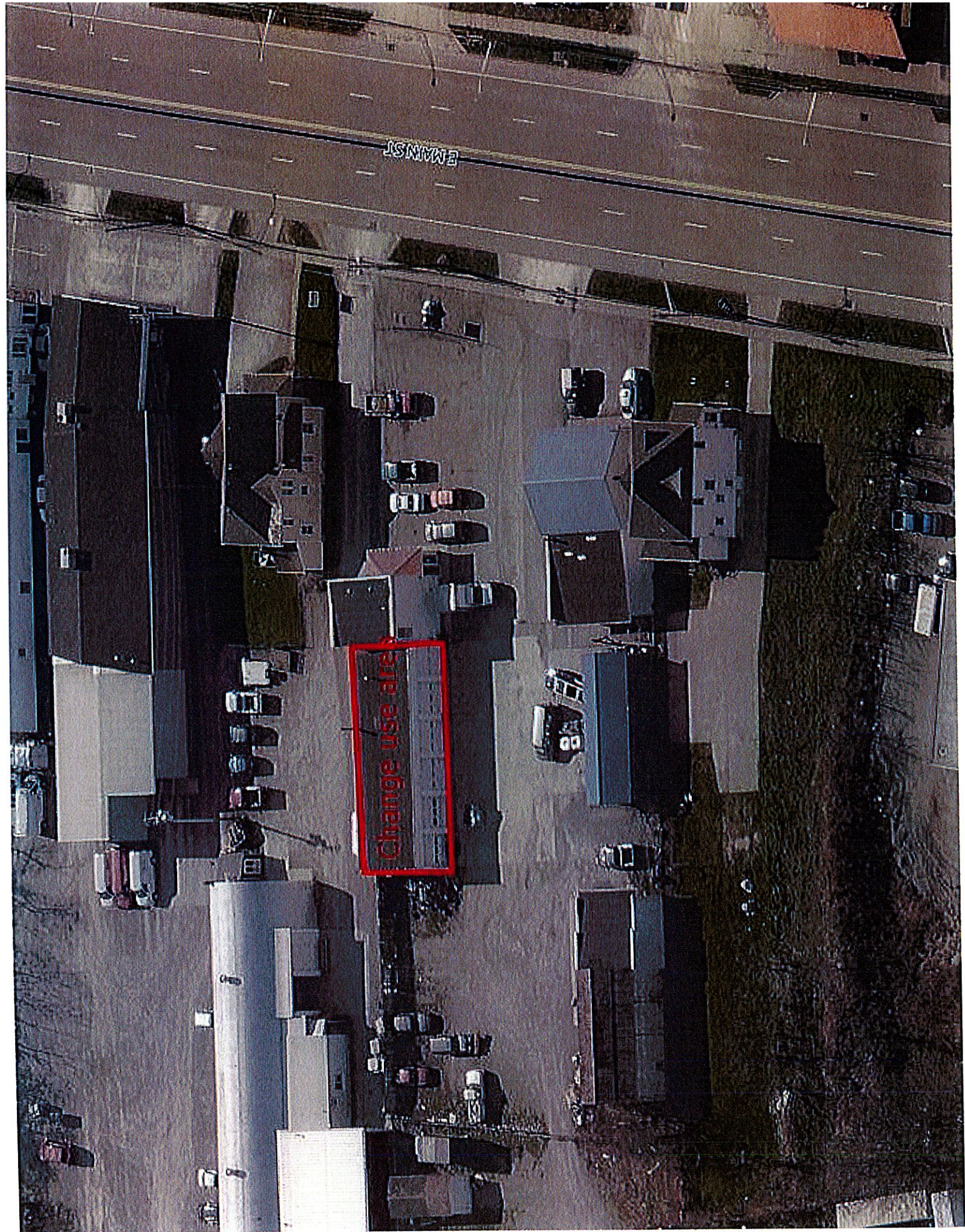
It is respectfully requested that the Board consider this variance. It is fair and equitable to grant the variance to provide relief and it is fully within the spirit of the Zoning Ordinance. A strict application of the code would deprive the owner of the reasonable use of the land and buildings. Insistence on the only two permitted uses would be detrimental to all surrounding properties. The variance requested is a minimum change and also is beneficial to the neighborhood. It will be in harmony with the code and the neighborhood. It will not alter the essential character of the area and can only improve it.

The information developed in this analysis has been developed in conjunction with Daniel Mattice the owner, Joyce Mattice his wife, and Michael A. DelPlato and Peter M. Casey, attorneys who worked on the application on behalf of the owner.

Thank you for your kind consideration.

643 E. Main LLC

 8-25-17
N. Daniel Mattice, Managing Member



643 PARKING LOT



643 PARKING LOT



HAUN WELDING
641 E MAIN



NORTHSIDE SAW + TOOL
641 E MAIN



Why concrete



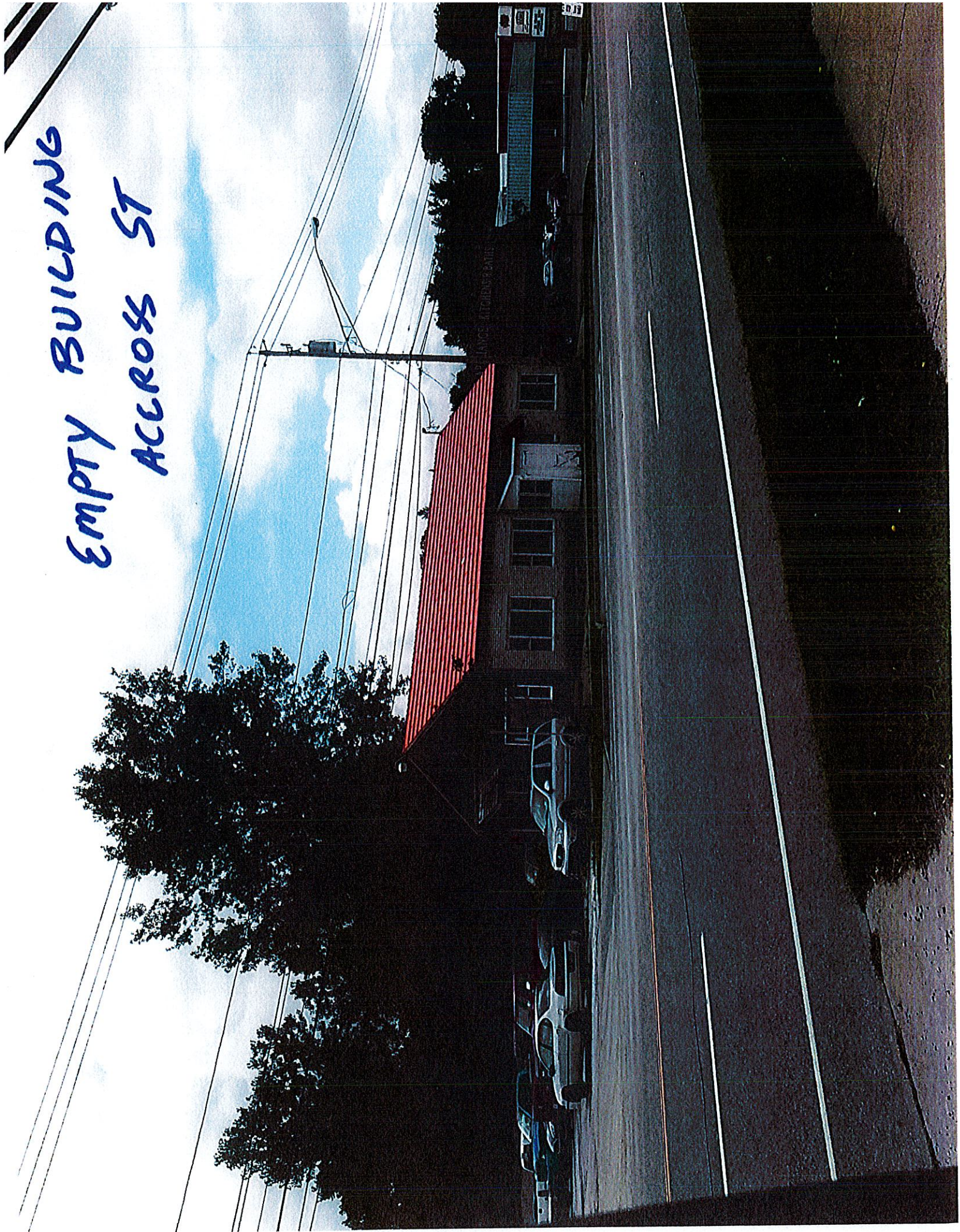
WNY CONCRETE
638 E MAIN ST



EMPTY GAS STATION
629 E MAIN



EMPTY BUILDING
ACROSS ST





MINI STORAGE
627 E MAIN

Mini Storage
1420 180

MINI STORAGE + MOTEL
627 E MAIN



Subject Property Photo[Print](#) this page**Address: 643-645 EAST MAIN ST****SBL: 85.013-1-14.21***Before*



© WNYREIS


BEFORE



© WNYREIS

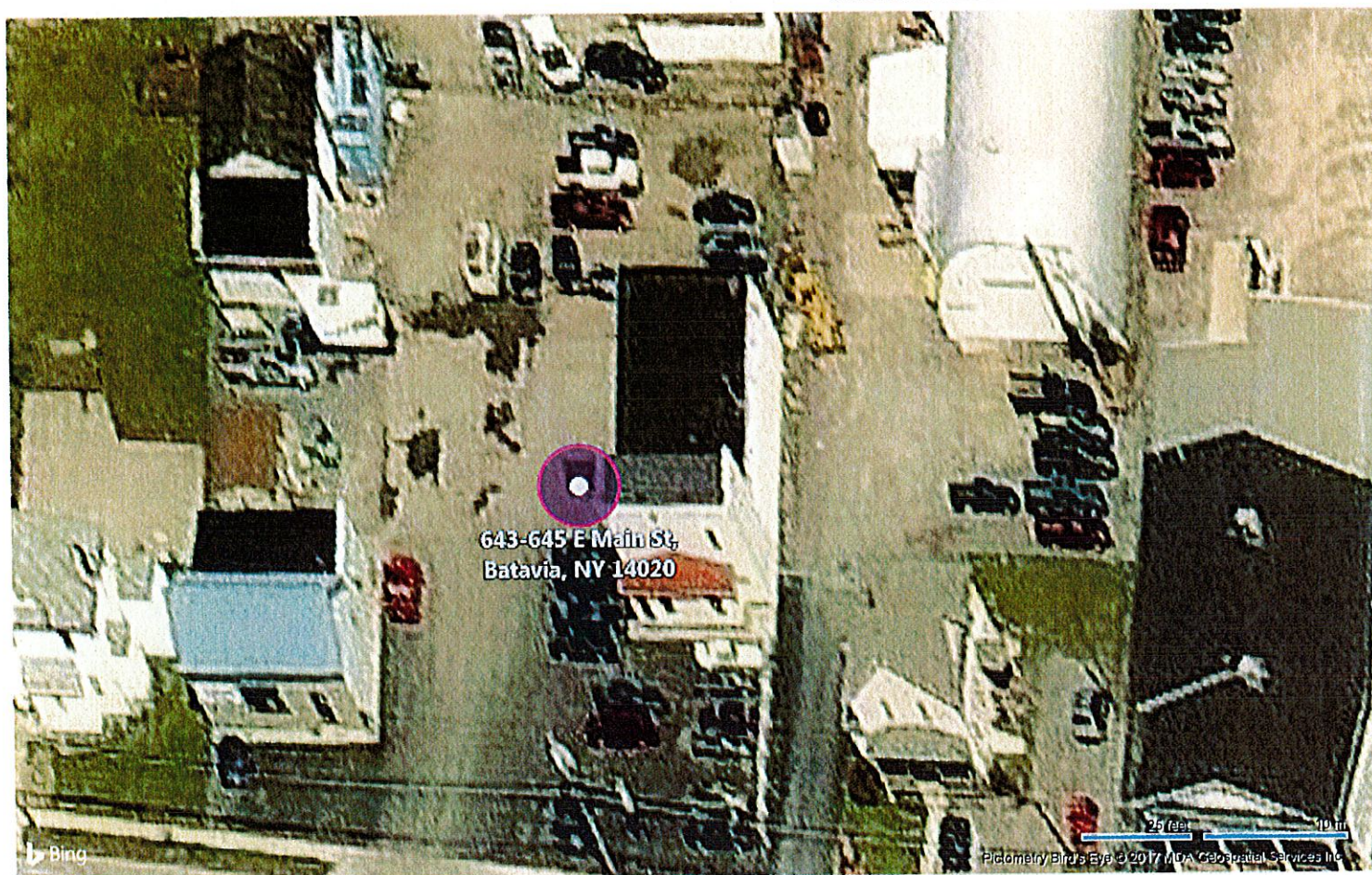
BEFORE

Subject Property Photo[Print](#) this page**Address: 643-645 EAST MAIN ST****SBL: 85.013-1-14.21***Before*

 bing maps

643-645 E Main St, Batavia, NY 14020

Type your notes here.

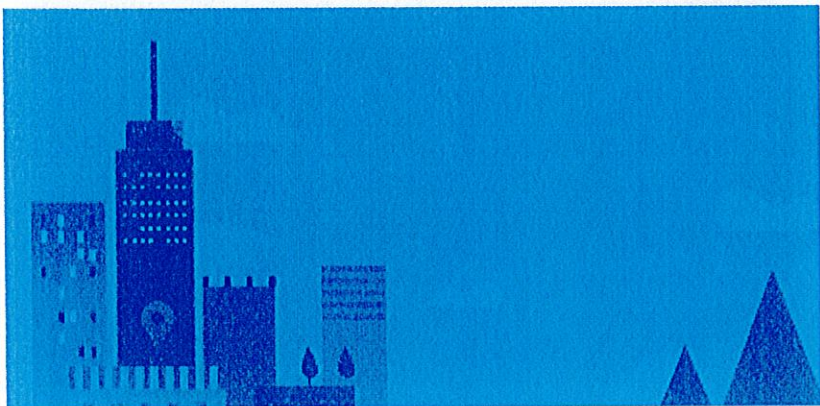


Before

Google Maps 645 E Main St



Imagery ©2017 Google, Map data ©2017 Google United States 50 ft



645 E Main St
Batavia, NY 14020

643 E MAIN
after



643 E main
after



643 E MAIN
after



643 E MAIN

after





This particular referenced action is not subject to Genesee County Health Department review under New York State Public Health Law Article 11 Title II

Signature Randy Gentry
Date 4/23/09

Tax Map No. 85.13-1-10.1

R/O BRADY, KEVIN P.
LIBER 466, PAGE 177
Tax Map No. 85.13-1-11

R/O AA & L ASSOCIATES, L.P.
LIBER 667, PAGE 232
Tax Map No. 85.13-1-12

R/O OGIBENE LLC
LIBER 853, PAGE 64
Tax Map No. 85.13-1-13

R/O JOHNSON, MARK S.
LIBER 856, PAGE 591
Tax Map No. 85.13-1-14.1

DAVID S. LAMENDOLA
GREGORY W. TOWNSEND
Licensed Land Surveyors
435 East Main Street
Batavia, New York 14020
Phone (585) 344-1331
Fax (585) 343-2691

LEGEND
● EXISTING IRON PIN
○ SET IRON PIN

REFERENCES
SURVEY MAP NO. 00-187 BY DAVID S. LAMENDOLA, L.S., RESURVEYED DECEMBER 29, 2003
SURVEY MAP NO. 06-59 BY GREGORY W. TOWNSEND, L.S., LAST DATED AUGUST 16, 2006
SURVEY MAP NO. B-3359 BY McINTOSH & McINTOSH, L.S., DATED APRIL 16, 1973
SURVEY MAP NO. 6609 BY PARRONE ENGINEERING, L.S., REVISED OCTOBER 16, 2008

NOTES:
- PARCEL 1 IS PART OF LAND CONVEYED TO AA & L ASSOCIATES, L.P., AT LIBER 667 OF DEEDS, PAGE 232
- PARCELS 2 AND 3 ARE PART OF LAND CONVEYED TO JAMES G. AND ANNETTE M. MAZUR AT LIBER 522 OF DEEDS, PAGE 332
- PARCEL 1 IS PART OF TAX MAP No. 85.13-1-12
- PARCELS 2 AND 3 ARE PART OF TAX MAP No. 85.13-1-14.2
- PARCELS 1 AND 3 ARE TO BE COMBINED TO FORM A SINGLE PARCEL

R/O 649 EAST MAIN STREET, LLC
LIBER 834, PAGE 405
Tax Map No. 85.13-1-16.1

REAL PROPERTY TAX SERVICES

DATE April 28, 2009

APPROVED BY Ellen Southwell

I HEREBY CERTIFY THAT THIS LAND SEPARATION WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON APRIL 25, 2008 AND REFERENCES LISTED HEREON.

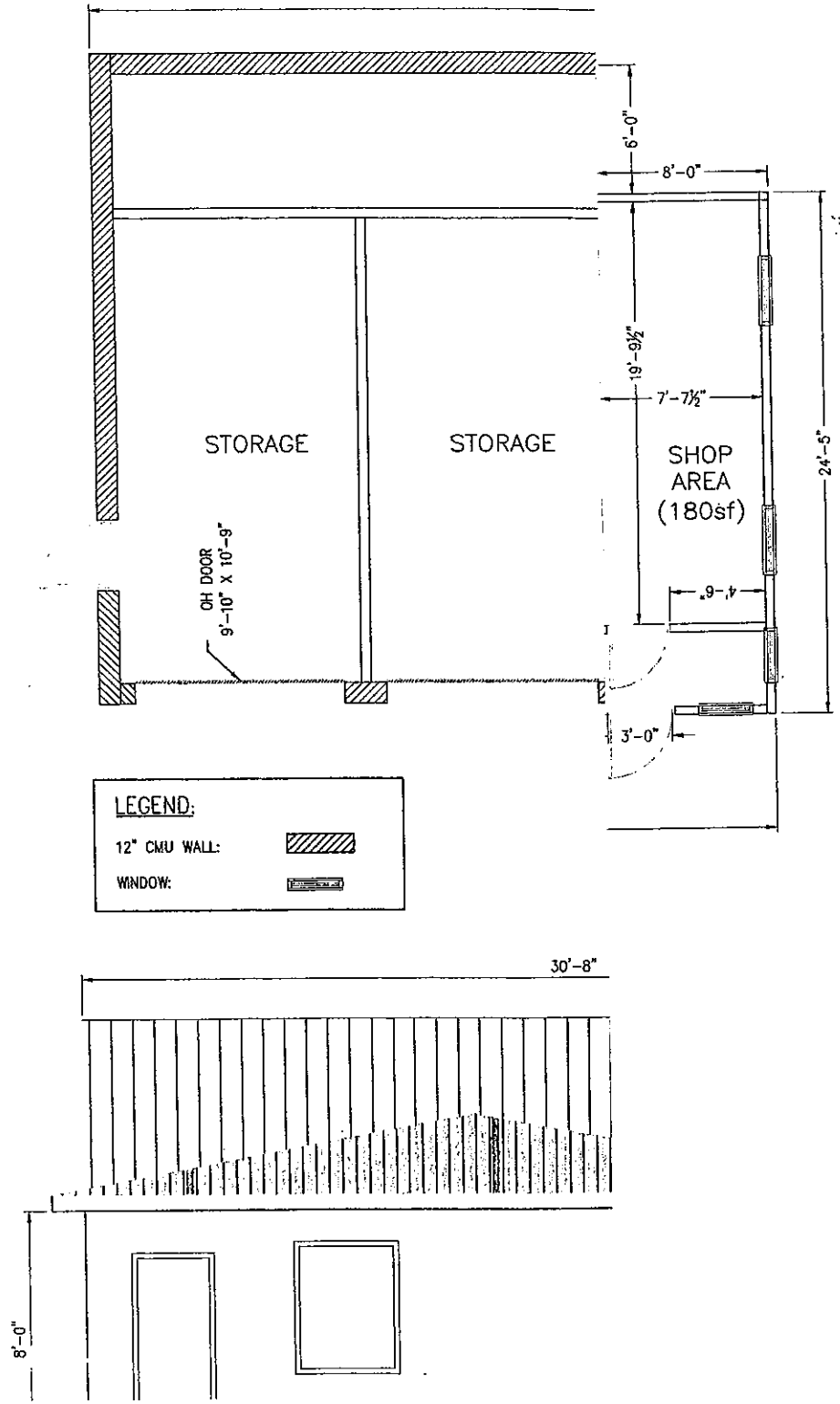
BOUNDARY SURVEY SHOWING THE SEPARATION OF LANDS OF AA & L ASSOCIATES, L.P. AND JAMES G. AND ANNETTE M. MAZUR, BEING PART OF LOTS NOS. 10 AND 12, SECTION 8, TOWNSHIP 12, RANGE 1 OF THE HOLLAND LAND COMPANY'S SURVEY. SITUATE IN THE CITY OF BATAVIA, COUNTY OF GENESEE AND

"UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

APPROVED BY CITY OF BATAVIA PLANNING BOARD

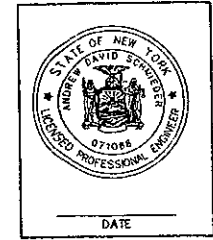


TING LAYOUT/ELEVATION

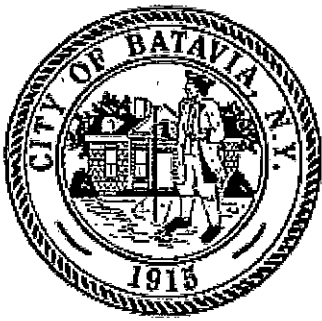
FLORIST SHOP
CITY OF BATAVIA, NY

REGINA KENARSKI
BATAVIA, NY

ANDREW SCHMIEDER, PE
11142 ALEXANDER ROAD, ATTICA, NY
(585) 297-3552



UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 142, SECTION 7409		
3		
2		
1		
NO.	DATE:	DESCRIPTION
REVISIONS		



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 9/1/17

Re: 424 East Main St.
Tax Parcel No. 84.016-1-4.1

Zoning Use District: C-1

The applicant, Raymond A. Murphy, RA (architect for the owner), has submitted a site plan for approval to place a 2,700 sq.' one story addition, for use as a clinic, to the rear of the building known as 430 East Main St. This project also modifies a previously approved plan to expand the parking lot on portions of this property and the neighboring property at 432 East Main. The PDC previously approved the parking lot expansion on 10/18/16.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (7).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the right of way of a state road or highway.

City Planning and Development Committee- Pursuant to section 190-44 B (1) of the zoning ordinance, the Planning and Development Committee is authorized to conduct site plan reviews.

BMC 190-44 C (1) (a) The PDC shall review applications for an expansion of an existing building that increases the demand for parking or increases the lot coverage by more than 1,300 sq.'

SEND OR DELIVER TO:
GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 344-2580 Ext. 5467

DEPARTMENT USE ONLY:
GCDP Referral # _____



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Planning and Development Committee
Address One Batavia City Centre
City, State, Zip Batavia, NY 14020
Phone (585) 345 - 6347 Ext. _____

2. APPLICANT INFORMATION

Name Raymond A. Murphy, RA
Address 6395 West Quaker St.
City, State, Zip Orchard Park, NY 14127-2354
Phone (716) 662 - 2200 Ext. _____ Email rmurphy@ffae.biz

MUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia

3. TYPE OF REFERRAL: (Check all applicable items)

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address 424 East Main St.
B. Nearest intersecting road Harvester
C. Tax Map Parcel Number 84.016-1-4.1
D. Total area of the property _____ Area of property to be disturbed _____
E. Present zoning district(s) C-1

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?
☒ NO ☐ YES If yes, give date and action taken _____
B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

C. Please describe the nature of this request Approval of site plan to place a 2,700 sq.' one story addition to the rear of the building known as 430 East Main St.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Location map or tax maps | <input checked="" type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input checked="" type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Cover letter</u> |
| <input type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | |

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.
Email to planning@co.genesee.ny.us

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. _____
Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com

**GENESEE COUNTY PLANNING BOARD
ZONING REFERRALS NOTICE OF FINAL
ACTION**

**ADDITION & ALTERATIONS
GCASA CLINIC
430 EAST MAIN STREET
BATAVIA NEW YORK**

Site Plan SP-1 illustrates the proposed 2,700 square foot clinic addition, as well as a proposed parking lot expansion project at 430 East Main Street. Thirty-four (34) total parking spaces exist and are shared between the GCASA's two properties located at 430 and 424 East Main Street. In addition, GCASA is currently leasing parking spaces from the Cornell Cooperative Extension of Genesee County (neighboring property to the west). The proposed scope of work reworks the existing storm water management area and adds a one-way drive between the Clinic and Atwater to allow overflow parking from the newly expanded lot. The resultant parking count is a net gain of 38 spaces for a total parking capacity of 72 spaces.

The Project consists of a one-story clinic addition of approximately 2,700 square feet and some minor interior alterations where connected to the existing two story building. As indicated on Exterior Elevation drawing A-7, the East Main Street elevation of the building is to remain as is. The addition utilizes lap siding to match existing construction in appearance and to maintain the historical character of the existing structure.

M./L./P./F.P. ENGINEERS:
BUFFALO ENGINEERING, P.C.
4245 UNION RD. SUITE 204
CHEEKTOWAGA, NY 14225
(716) 833-5300
FAX: (716) 833-5598

(716) 662-2200
6395 WEST QUAKER STREET
ORCHARD PARK, N.Y. 14127

SITE PLAN

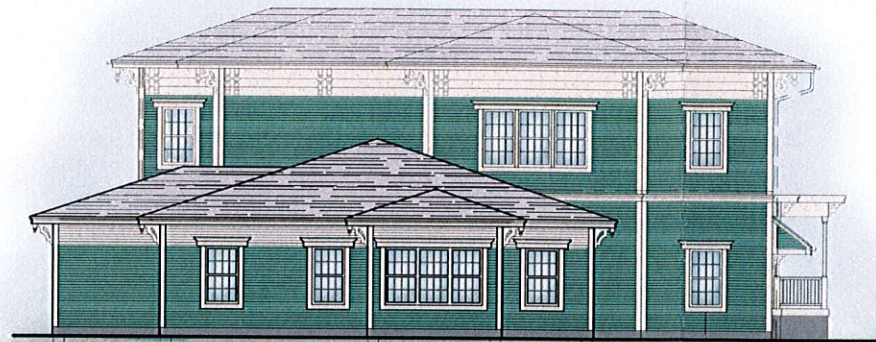
SP-1

ANY UNAUTHORIZED ALTERATION OF OR ADDITION TO THIS
DRAWING/DOCUMENT IS A VIOLATION OF SECTION 7307 OF THE
NEW YORK STATE EDUCATION LAW, ARTICLE 147-ARCHITECTURE

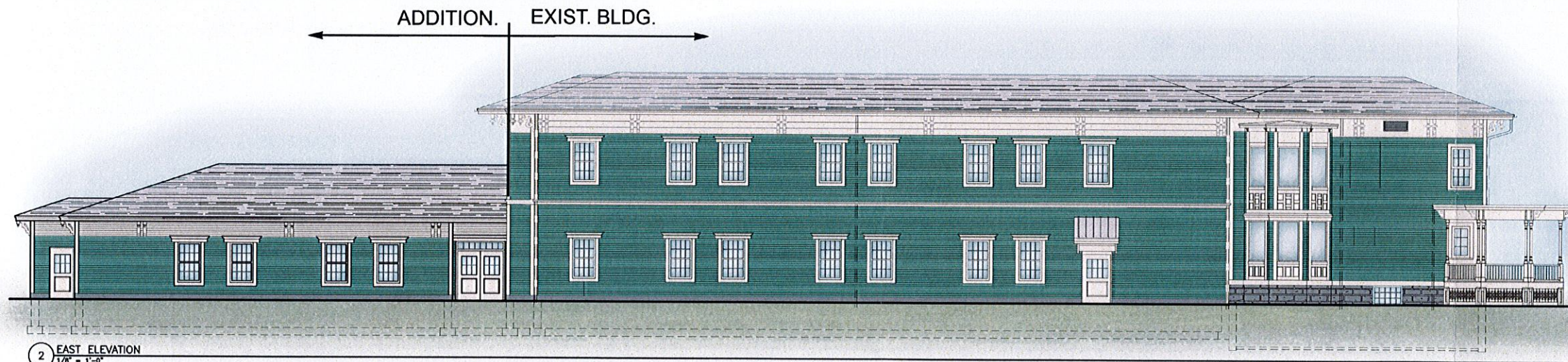




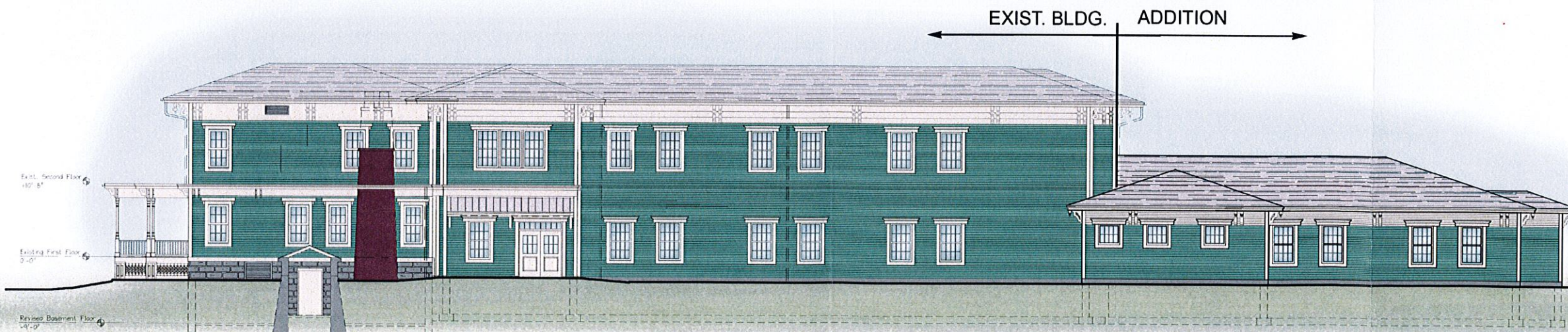
4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

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OF ANY PORTION OF THE WORK.
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DRAWING/DOCUMENT IS A VIOLATION OF SECTION 7307 OF THE
NEW YORK STATE EDUCATION LAW, ARTICLE 147-ARCHITECTURE

gca
Genesee/Orleans Council on
Alcohol and Substance Abuse
430 East Main Street - Batavia, New York

**METHADONE
CLINIC
ADDITION**

NO.	DATE	REMARKS
REVISIONS		
CONSULTANTS		
STRUCTURAL ENGINEERS:		
SIRACUSE ENGINEERS		
400 MAIN STREET		
BUFFALO, NY 14202		
(716) 856-1884		
FAX: (716) 852-2821		
M/E/P/E/F. ENGINEERS:		
BUFFALO ENGINEERING, P.C.		
4245 LINCOLN RD. SUITE 204		
CHEEKTOWAGA, NY 14225		
(716) 633-5300		
FAX: (716) 633-5598		

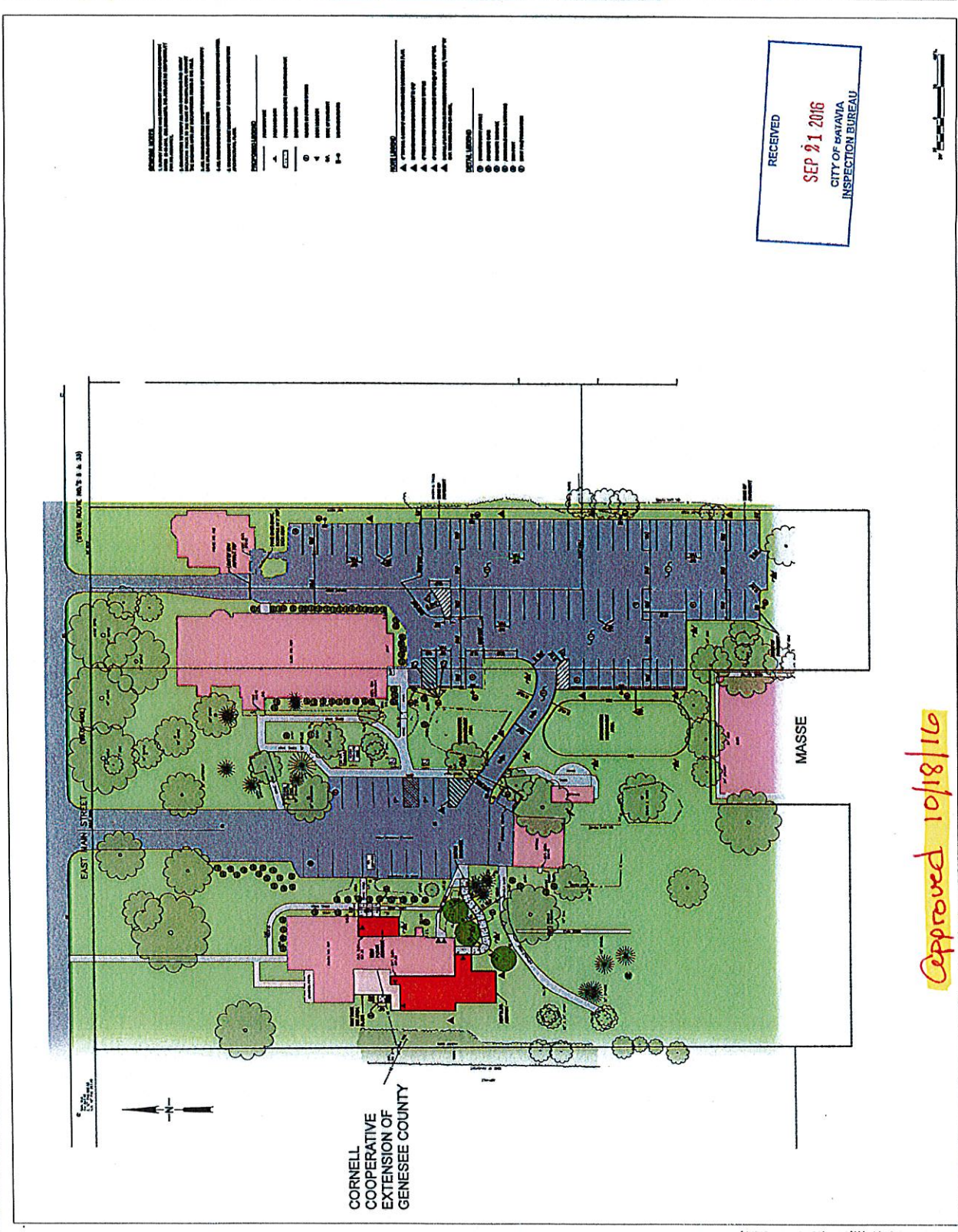
**FONTANESE
FOLTS
AUBRECHT
ERNST**
A PROFESSIONAL CORPORATION
ARCHITECTS

(716) 662-2200
8,395 WEST CHALKER STREET
ORCHARD PARK, N.Y. 14127

PROJECT NO. 16.48
DATE 08/29/17
SCALE AS NOTED
DRAWN BY -
DRAWING TITLE

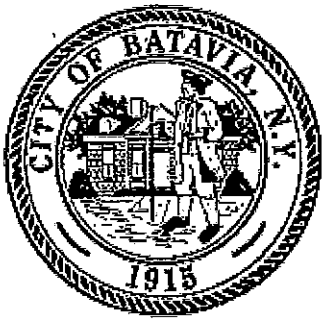
**EXTERIOR
ELEVATIONS**

DRAWING NO.
A-7



Approved 10/18/16





City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 9/5/17

Re: 165 Cedar St. Rear (OATKA)
Tax Parcel No. 98.005-1-3.1

Zoning Use District: I-1

The applicant, Michael Feeney, Engineer Tech. for Napierala Consulting (agent for owner), has filed a site plan application for approval to construct a 20,075 sq.' one story addition to this industrial use building.

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the boundary of the city.

City Planning and Development Committee- Pursuant to section 190-44 B (1) of the zoning ordinance, the Planning and Development Committee is authorized to conduct site plan reviews.

BMC 190-44 C (1)(a) The PDC shall review applications for an expansion of an existing building that increases the demand for parking or increases the lot coverage by more than 1,300 sq.'

The Planning and Development Committee will be the lead agency to conduct SEQR.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING

3837 West Main Street Road

Batavia, NY 14020-9404

Phone: (585) 344-2580 Ext. 5467

DEPARTMENT USE ONLY:

GCDP Referral # _____



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

Required According to:

GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N

(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATIONBoard(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. _____**2. APPLICANT INFORMATION**Name Michael Feeney, Eng. Tech. (Napierala Consulting)Address 110 Fayette St.City, State, Zip Manlius, NY 13104Phone (315) 682 - 5580 Ext. _____ Email mnap@napcom.comMUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia**3. TYPE OF REFERRAL:** (Check all applicable items)

- ☐ Area Variance
☐ Use Variance
☐ Special Use Permit
☒ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☐ Other: _____

- Subdivision Proposal
☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:A. Full Address 165 Cedar St. RearB. Nearest intersecting road Ellicott St.C. Tax Map Parcel Number 98.005-1-3.1D. Total area of the property 18.4 acres Area of property to be disturbed .46 acresE. Present zoning district(s) I-1**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

C. Please describe the nature of this request Approval to construct a 20,075 sq.' one story addition to this industrial use building.**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
☒ Site plan
☐ Subdivision plot plans
☒ SEQR forms

- ☐ Zoning text/map amendments
☐ Location map or tax maps
☒ Elevation drawings
☐ Agricultural data statement

- ☐ New or updated comprehensive plan
☒ Photos
☒ Other: Cover letter

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

Email to planning@co.genesee.ny.us**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. _____Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



**GENESEE COUNTY PLANNING BOARD
ZONING REFERRALS NOTICE OF FINAL
ACTION**

GCDP Referral ID C-28-BAT-9-17
Review Date 9/14/2017

Municipality BATAVIA, C.
Board Name CITY PLANNING AND DEVELOPMENT COMM.
Applicant's Name Michael Feeney (Napierala Consulting)
Referral Type Site Plan Review
Variance(s) _____
Description: Site Plan Review to construct an 20,075 sq. ft. addition to a food manufacturing facility (O-AT-KA Milk).

Location 165 Cedar St., Batavia
Zoning District Industrial (I-1) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed addition should pose no significant county-wide or inter-community impact. It is recommended that the copies of the proposed site plan be shared with the City and Town Fire Departments to ensure that a proper pre-plan is in place for the facility.

Director

September 14, 2017

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

DATE: 08/30/2017

APPLICANT NAME & PHONE: Napierala Consulting, Engineering Agent for Owner 315-682-5580

Project Location and Information

Permit #:

Fee:

Address of Project: 700 Ellicott Street, Batavia NY 14020

Owner & Address: O-AT-KA Milk Products Cooperative, Inc.

Phone: 1-800-828-8152

Project Type/Describe Work

Estimated cost of work: \$2,500,000

Start date: 10/10/2017

Describe project: The proposed project involves the addition of a 20,075 SF building addition adjacent to existing warehouse space to the west and south on the O-AT-KA Milk Products campus.

Contractor Information – Insurance certificates (liability & workers comp) required to be on file**GENERAL**

Name/Address: To Be Determined

Phone:

PLUMBING (City of Batavia Licensed Plumber Required)

Name/Address: To Be Determined

Phone:

HEATING

Name/Address: To Be Determined

Phone:

ELECTRICAL (Third Party Electrical Inspection Required)

Name/Address: To Be Determined

Phone:

FOR OFFICE USE ONLY

Zoning District: Flood Zone: Corner Lot: Historic District/Landmark:

Zoning Review: Variance Required: Site Plan Review: Other:

National Grid Sign Off (Pools): Lot Size:

Existing Use: NYS Building Code Occupancy Class:

Proposed Use: NYS Building Code Occupancy Class:

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

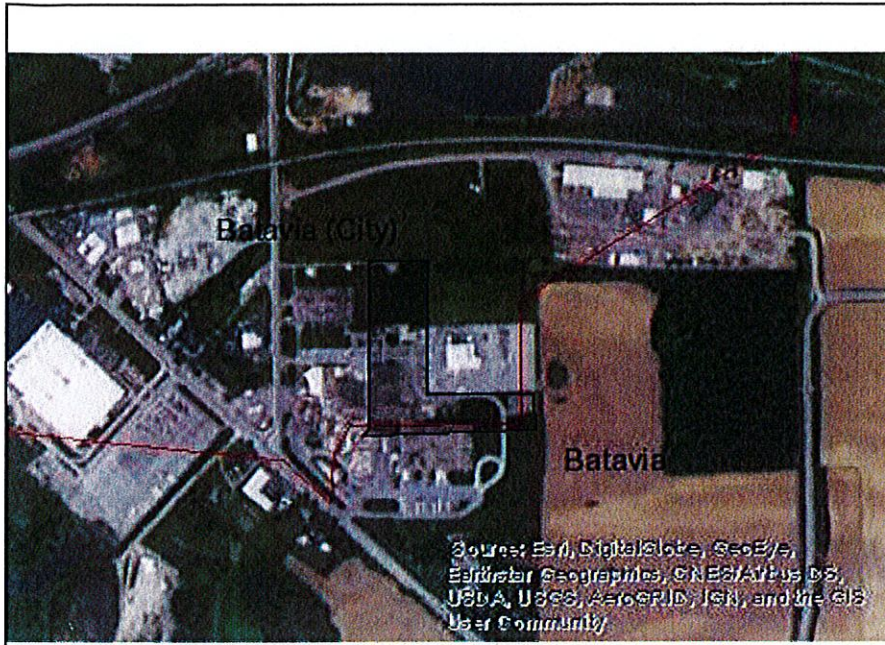
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

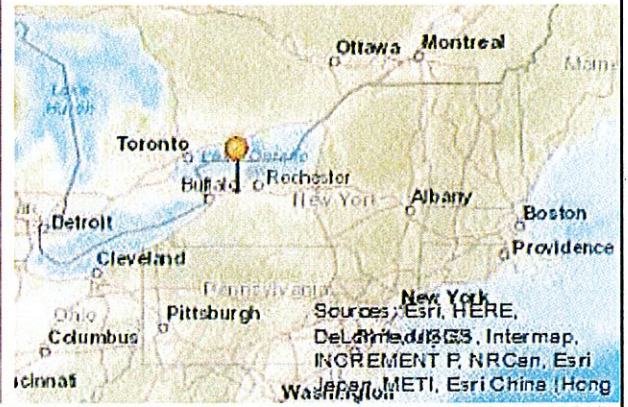
Part 1 - Project and Sponsor Information							
Name of Action or Project: O-AT-KA Building Expansion							
Project Location (describe, and attach a location map): 700 Ellicott Street, Batavia NY 14020							
Brief Description of Proposed Action: The proposed project involves the addition of a 20,075 SF building adjacent to existing warehouse space to the west and south on the O-AT-KA Milk Products campus.							
Name of Applicant or Sponsor: Napierala Consulting		Telephone: 315-682-5580 E-Mail: rives@napcon.com					
Address: 110 Fayette Street							
City/PO: Manlius		State: NY	Zip Code: 13104				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		18.4 acres					
b. Total acreage to be physically disturbed?		0.46 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		18.4 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>MATTHEW R NAPIERAKA, P.E.</u> ENGINEER AGENT FOR OWNER Date: <u>30 AUGUST 2017</u> Signature: <u><i>Matthew R Napieraka</i></u>		

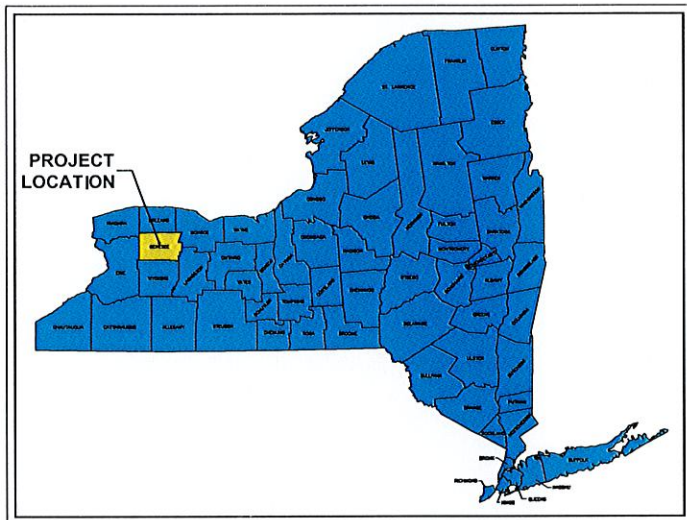


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

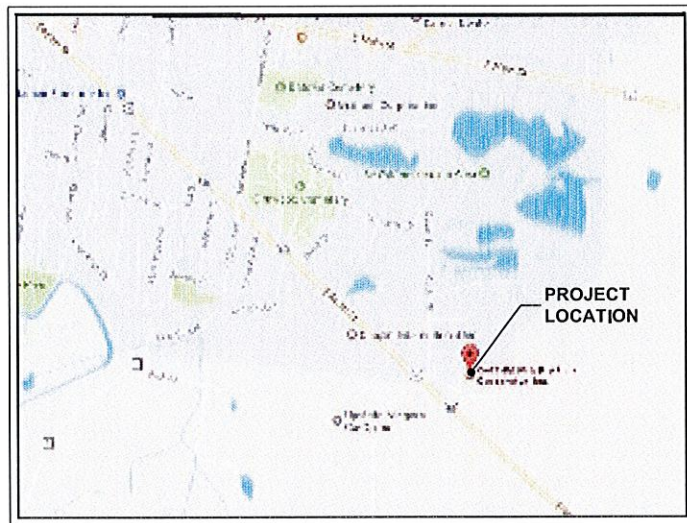


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

RECEIVED
AUG 31 2017
CITY OF BATAVIA
INSPECTION BUREAU

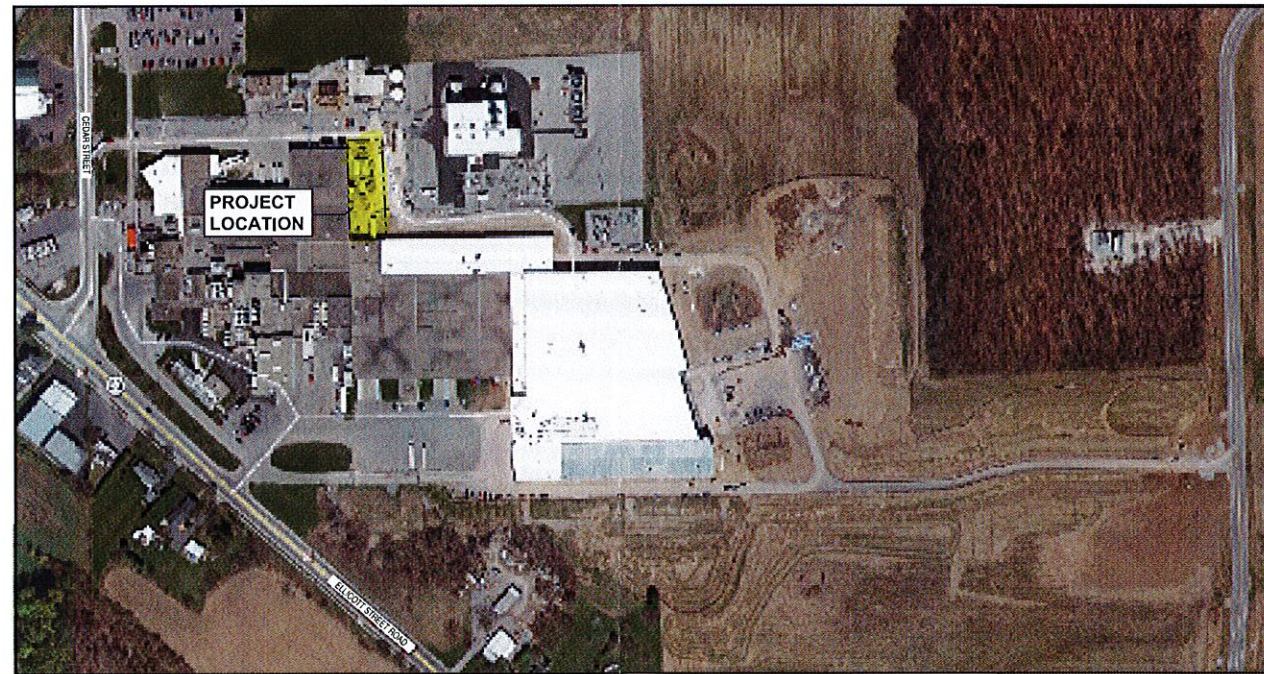


SITE LOCATION MAP
NOT TO SCALE



PROJECT LOCATION MAP
NOT TO SCALE

BUILDING EXPANSION O-AT-KA MILK PRODUCTS COOPERATIVE, INC. CITY OF BATAVIA GENESEE COUNTY NEW YORK



AERIAL MAP
1"=200'

PREPARED BY:

NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

&



PREPARED FOR:



O-AT-KA MILK PRODUCTS COOPERATIVE, INC.
700 ELLICOTT STREET
BATAVIA, NEW YORK 14020

SHEET INDEX:

TITLE SHEET	SD-1
SITE DEVELOPMENT PLAN	SD-2
SITE DEVELOPMENT PLAN	A1
EXPANSION PLAN	A2
PERSPECTIVE PLAN	



APPROVED BY OWNER

SHEET TITLE

TITLE SHEET

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NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER
SIGNATURE AND SPECIFIC DESCRIPTION OF THE
ALTERATIONS.

PROJECT NO.
17-1616

DATE
30 AUG 2017

SHEET

**BUILDING EXPANSION
700 ELLICOTT STREET
BATAVIA, NY 14020**

CITY OF BATAVIA
GENESEE COUNTY, NY

ONE WEBSTER'S LANDING
SYRACUSE, NY
315.471.5338



NAPIER & ASSOCIATES
CONSULTING
 PROFESSIONAL ENGINEER, P.C.
 SITE • DESIGN • ENGINEERING
 110 FAUETTE STREET
 MANHATTAN, NEW YORK 10104

BUILDING EXPANSION

O-AT-KA
Milk Products
Cooperative, Inc.



700 Ellicott Street
Batavia, New York
14020

A	D8.30.17	CITY SKETCH PLAN SUBMISSION
MK	DATE	DESCRIPTION
VIP PROJECT NO.		15.8617
CAD DWG FILE		
DRAWN BY		RCI
CHECKED BY		MRN

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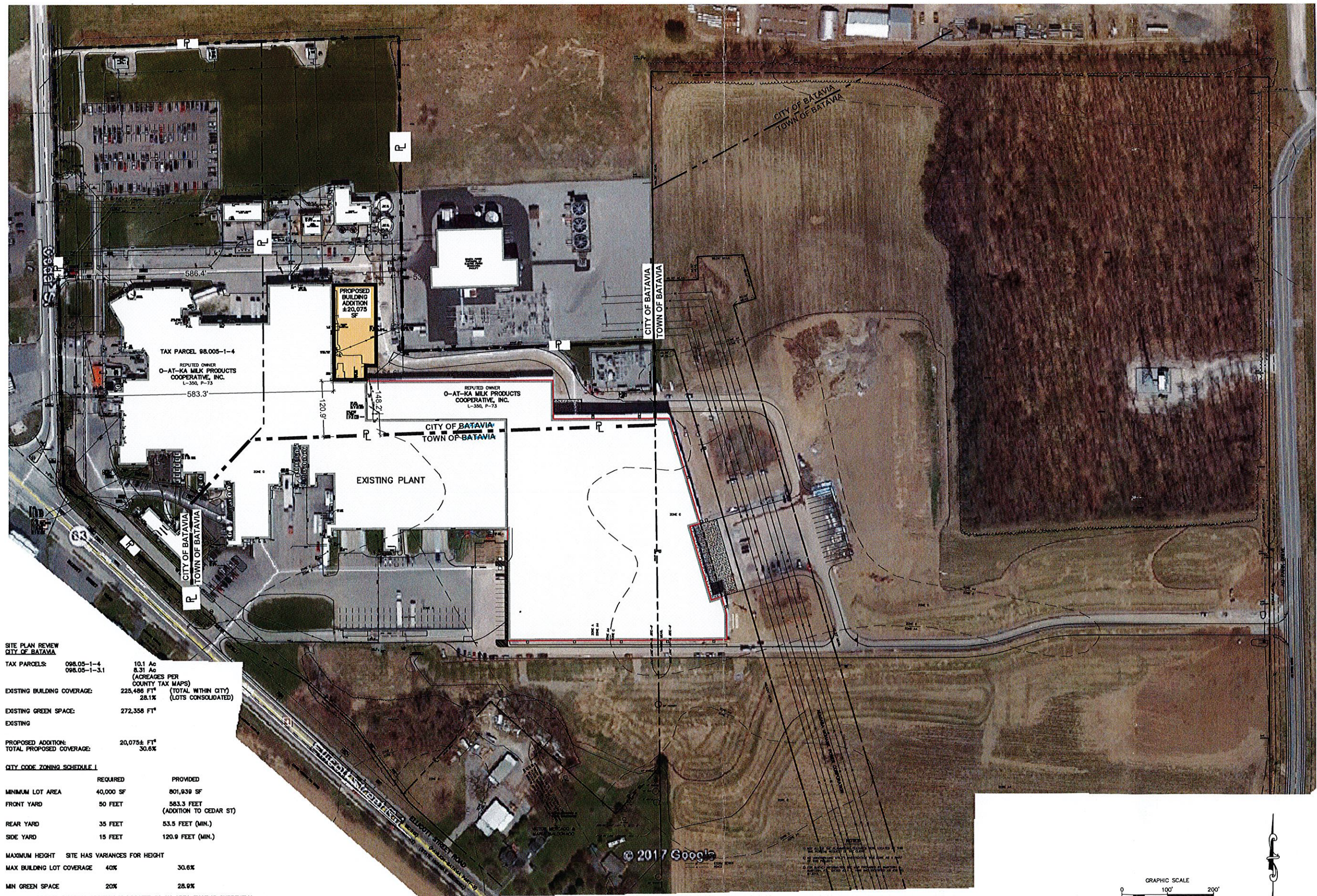
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SHEET TITLE

SITE DEVELOPMENT PLAN

SHEET NUMBER

SD-1



**SITE PLAN REVIEW
CITY OF BATAVIA**

TAX PARCELS:	098.05-1-4	10.1 Ac	
	098.05-1-3.1	8.31 Ac	
		(ACREAGES PER	
		COUNTY TAX MAPS)	
EXISTING BUILDING COVERAGE:	225,486 FT²	(TOTAL WITHIN CITY)	
	28.1%	(LOTS CONSOLIDATED)	

EXISTING GREEN SPACE: 272,358 FT²
EXISTING

PROPOSED ADDITION: 20,075± FT²
TOTAL PROPOSED COVERAGE: 30.6%

CITY CODE ZONING SCHEDULE I

	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SF	801,939 SF
FRONT YARD	50 FEET	583.3 FEET (ADDITION TO CEDAR ST)
REAR YARD	35 FEET	53.5 FEET (MIN.)
SIDE YARD	15 FEET	120.9 FEET (MIN.)

MAXIMUM HEIGHT SITE HAS VARIANCES FOR HEIGHT

MAX BUILDING LOT COVERAGE	40%	30.6%
---------------------------	-----	-------

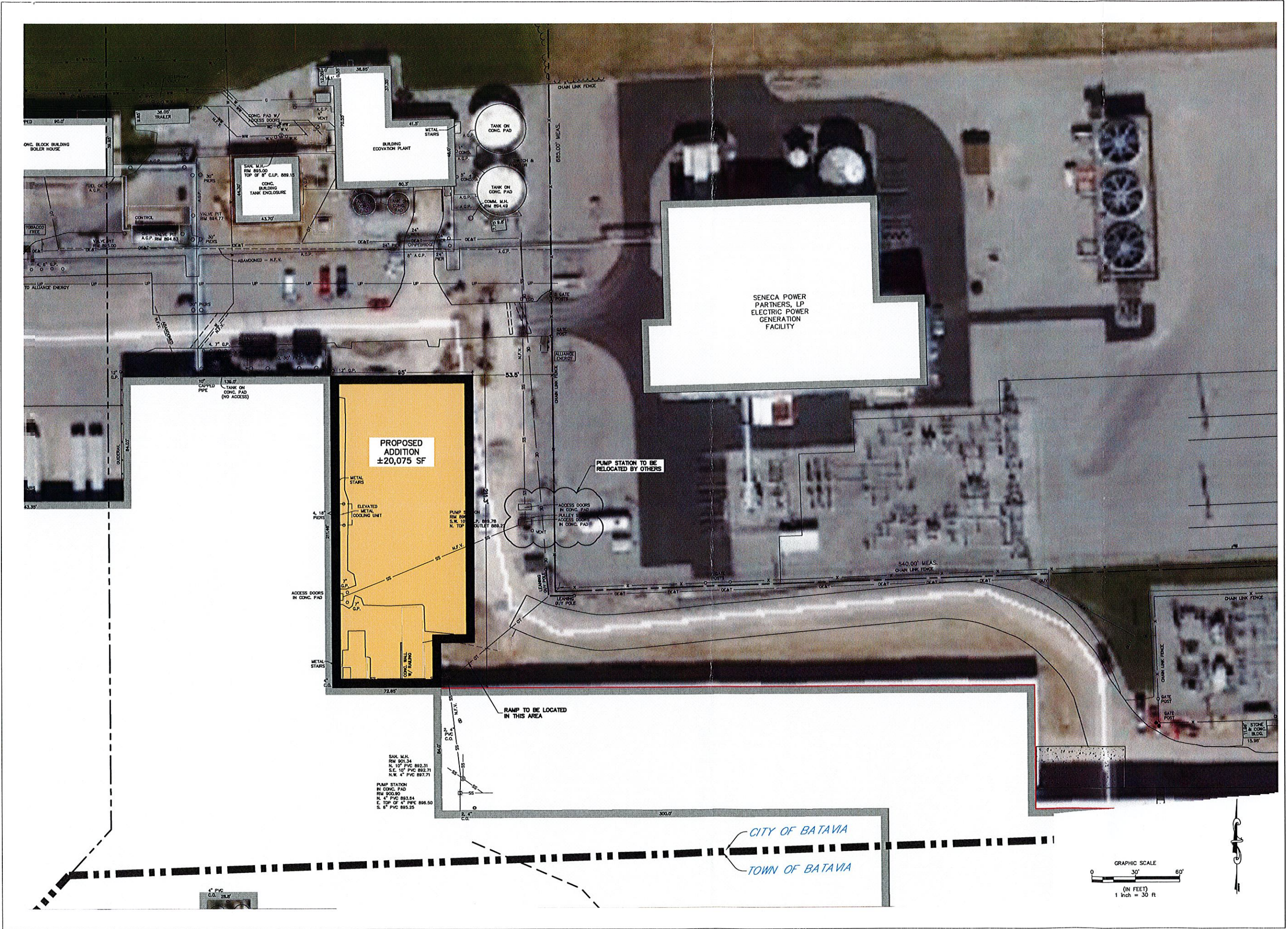
MIN GREEN SPACE	20%	28.9%
-----------------	-----	-------

NOTE: PROPOSED BUILDING ADDITION IS LOCATED IN AN AREA THAT IS CURRENTLY GRAVEL AND ASPHALT. THEREFORE, THE PROJECT WILL NOT IMPACT THE EXISTING GREEN SPACE AREAS AND THE GREEN SPACE COVERAGE WILL REMAIN AT 28.9%.

GRAPHIC SCALE

0 100' 200'

(IN FEET)
1 inch = 100 ft



STRUCTURES

ONE WEBSTER'S LANDING
SYRACUSE, NY
315.471.5338



**BUILDING
EXPANSION**

O-AT-KA
Milk Products
Cooperative, Inc.



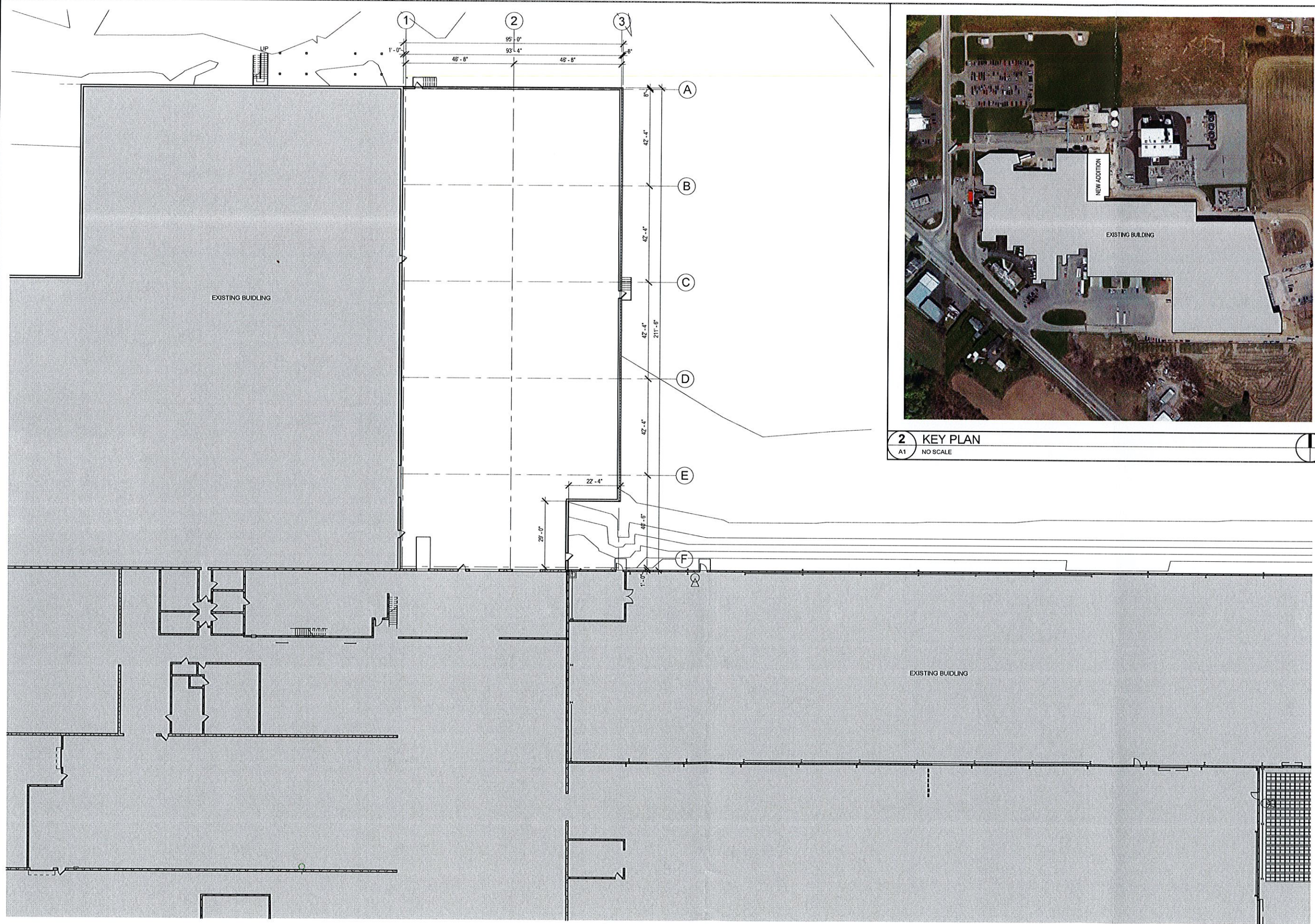
700 Ellicott Street
Batavia, New York
14020

A 08.30.17 CITY SKETCH PLAN SUBMISSION	
DATE	DESCRIPTION
VIP PROJECT NO.	15.8617
CAD DWG FILE	
DRAWN BY	RCI
CHECKED BY	MRN

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SHEET TITLE	
SITE DEVELOPMENT PLAN	
SHEET NUMBER	
SD-2	



1 FLOOR PLAN - EXPANSION PLAN
A1 1" = 20'-0"

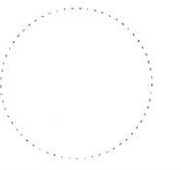


2 KEY PLAN
A1 NO SCALE



STRUCTURES

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



**BUILDING
EXPANSION**

O-AT-KA
Milk Products
Cooperative, Inc.



700 Ellicott Street
Batavia, New York
14020

A	08.30.17	PLANNING BOARD SUBMISSION
MK	DATE	DESCRIPTION

SHEET ISSUES		
VIP PROJECT NO.	17-1473	
FILE NAME	1473_SABRIL_Central.rvt	
DRAWN BY	JJ/GLW	
CHECKED BY	TJM	

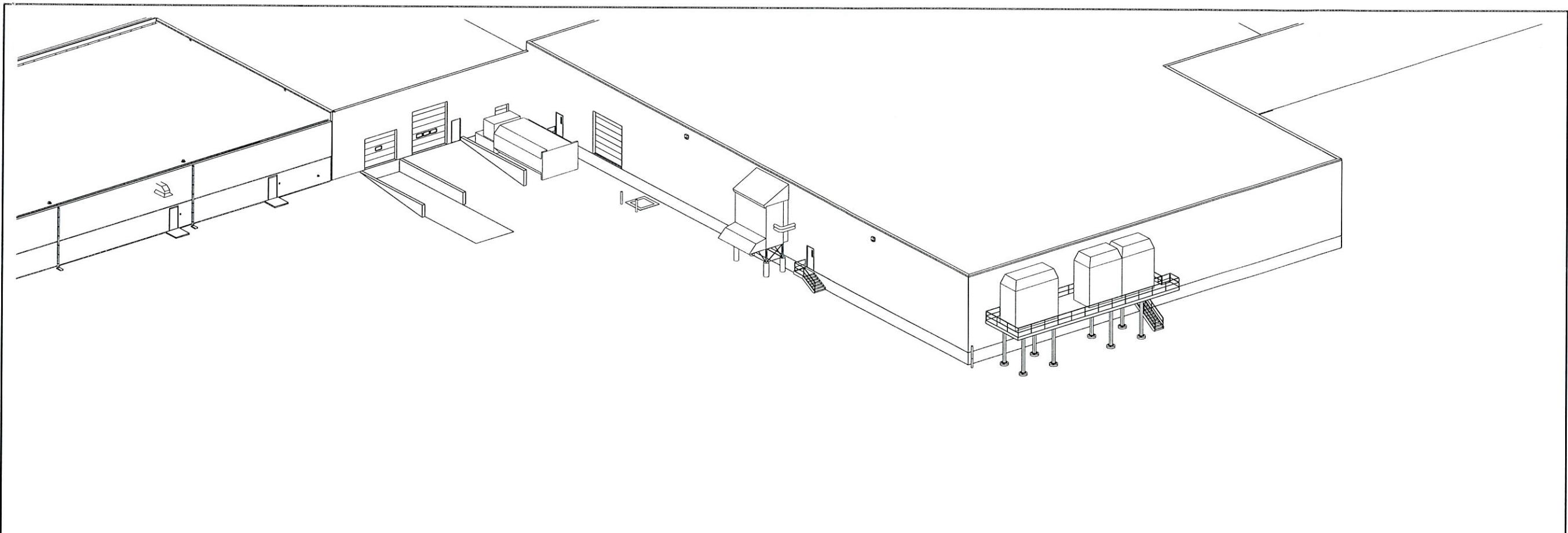
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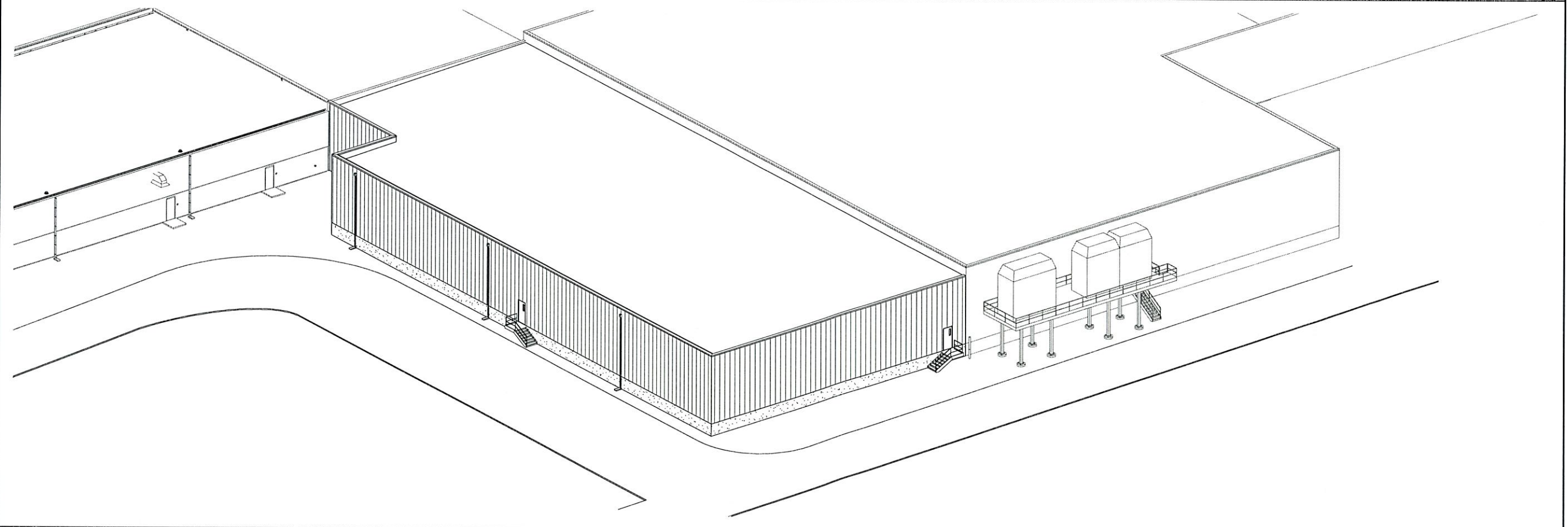
**EXPANSION
PLAN**

SHEET NUMBER

A1



1 EXISTING
A2



2 NEW CONSTRUCTION
A2



STRUCTURES

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



BUILDING
EXPANSION

O-AT-KA
Milk Products
Cooperative, Inc.



700 Ellicott Street
Batavia, New York
14020

A	08.30.17	PLANNING BOARD SUBMISSION
MK	DATE	DESCRIPTION
SHEET ISSUES		
VIP PROJECT NO.	17-1473	
FILE NAME	1473_SABRII_Central.rvt	
DRAWN BY	JJ/GLW	
CHECKED BY	TJM	

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SHEET TITLE

PERSPECTIVE

SHEET NUMBER

A2