

# PLANNING & DEVELOPMENT COMMITTEE

**Tuesday, June 18, 2019**

*6:00 pm*

Council Board Room

One Batavia City Centre, Batavia NY

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## **AGENDA**

- I. Roll Call
- II. Call to Order
- III. Approval of Minutes – 5/21/19
- IV. Proposals

**Address:** *15 Oak St.*

**Applicant:** James Pontillo (owner)

Proposal 1: Area Variance to widen an existing 24' wide asphalt driveway by placing an additional 15' of asphalt paving for parking on the north side of the existing driveway in the front yard of this property

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

**Address:** *400 Ellicott St.*

**Applicant:** James Pontillo (owner)

Proposal 2: Area Variance to place an additional asphalt parking area parallel to Swan St. on this property located within the Business Improvement District

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

**Address:** *Clinton Gardens Subdivision Carolwood Dr. – Harrold Sq.*

**Applicant:** Robert Pidanick (agent for owner)

Proposal 3: Preliminary Plat for the subdivision of parcel #72.017-3-2.1. The applicant requests the PDC review and conditionally approve the preliminary plat in preparation for a final plat submittal that will be presented to the PDC within one year of conditional approval

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

**Address:** 20 Florence Ave.

**Applicant:** Jake Maurer (contractor for owner)

Proposal 4: Sketch Plan Review for a proposed 8,875 sq.' pre-engineered metal building addition to an existing structure. The addition will be used as a storage space for bare metal products used in manufacturing processes

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

V. Other/ New Business/Updates

VI. Setting of Next Meeting: July 16, 2019

VII. Adjournment

# PLANNING & DEVELOPMENT COMMITTEE

## *DRAFT MINUTES*

**May 21, 2019**

**6:00 pm**

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *Matt Gray, Tammy Hathaway, Duane Preston*

Members absent: Edward Flynn, Robert Knipe

Others present: Meg Chilano – Recording Secretary, Doug Randall – Code Enforcement Officer

### **I. Roll Call**

Roll call of the members was conducted. Three 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 as written by unanimous consent.

**RESULT: Approval of April 16, 2019 meeting minutes.**

### **IV. Proposals**

- A. Site Plan Review and Area Variance for the construction of a 6,000 sq.' pole-style building on this undeveloped parcel. The uses will include an area of approximately 900 sq.' for retail sales, and 5,100 sq.' for storage and service operations related to the Cedar Street Sales and Rentals business

Address: *52 Cedar St.*

Applicant: Guy Clark (owner)

- Actions:
1. Review application
  2. Public hearing and discussion
  3. SEQR
  4. Action on Site Plan and recommendation to the ZBA for Area Variance

#### **1. Review Application**

Mr. Preston read the summary of the proposal. The applicant explained that his business needs to physically grow in order to accommodate his two sons who wish to join the business. Currently, the loading dock is a tight fit for trucks which block traffic while using the dock.

## **2. Public Hearing**

**MOTION:** Mr. Gray moved to open the public hearing; the motion was seconded by Ms. Hathaway, and on roll call, was approved 3-0.

**RESULT: Public hearing opened at 6:07 pm.**

Mr. Gray asked about the reason for the distance of the building from the road, and Mr. Clark said that it is because of the loading dock and the need of trucks to have room to maneuver around it. He explained that this is also the reason why parking will be situated in the front of the building; it is the only place where there is room.

Mr. Schmieder, architectural engineer for the project, asked the board if it would be possible to eliminate or reduce the landscape buffer requirement in order to allow more room for trucks to swing wide when approaching the loading dock.

Mr. Randall clarified that additional bushes would serve no purpose because they will benefit no one and no one will see them.

Mr. Gray asked about landscaping the front as an alternative, and Mr. Clark said he will landscape and make it look good. He indicated that 15' from the front property line will be shrubs and flower boxes and the lawn area will have scattered plantings.

Mr. Gray asked about drainage, and Mr. Schmieder answered that there is already a drainage area. Also, the loading dock will drain to the same wet area.

Mr. Gray asked about lighting. Mr. Clark point out that deliveries are made during the day so lighting at night will not be necessary except for a wall light with a diffuser above the loading dock.

There was no one from the public who wished to speak, and no calls, letters, or email concerning the proposal.

**MOTION:** Mr. Gray moved to close the public hearing; the motion was seconded by Ms. Hathaway, and on roll call, was approved 3-0.

**RESULT: Public hearing closed at 6:17 pm.**

## **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. Gray moved to approve a negative declaration of SEQR; the motion was seconded by Ms. Hathaway, and on roll call, was approved 3-0.

**RESULT: Negative declaration of SEQR**

## **4. Discussion and Action by the Board**

**MOTION:** Mr. Gray moved to approve the Site Plan; the motion was seconded by Ms. Hathaway, and on roll call, was approved 3-0.

**RESULT: Site Plan approval.**



**MOTION:** Ms. Hathaway moved to recommend approval for parking in the front of the building to the ZBA; the motion was seconded by Mr. Gray, and on roll call, was approved 3-0.

**RESULT: Recommendation to the ZBA to approve the Area Variance for parking.**

- B. City Council has requested that the Planning and Development Committee review permitted zoning of public storage units in the Batavia Municipal Code, to include application and implementation matters, as well as potential revisions, and make recommendations to City Council for consideration

Applicant: City Council

- Actions: 1. Discuss storage unit information  
2. Action by the board

### **1. Review Application and Discussion**

Mr. Preston summarized the proposal. City Council has requested for the PDC to review the zoning code regarding large item outdoor storage units. City Council would like recommendations for which districts would be acceptable for placement of such storage facilities, and what restrictions and conditions should be put in place concerning their usage.

The board reviewed the proposed changes to the code regarding public storage units. Mr. Gray asked if the terminology has to include the word “public,” and Mr. Randall explained that the code already address warehouses, and the warehouse type of storage must differentiate from the public type.

Mr. Gray observed that the amount of off-street parking might be prohibitive and proposed that 1 space per 20 units might be more acceptable.

After discussing the possibility that changing the terms of “no materials or products on site” could create an opportunity for sales which could not be controlled, the board elected to keep the terminology as it is.

### **2. Action by the Board**

**MOTION:** Mr. Gray moved to send the recommendations for changes to the code regarding public storage units to the City Council; the motion was seconded by Ms. Hathaway, and on roll call, was approved 3-0.

**RESULT: Refer public storage units code changes to City Council.**

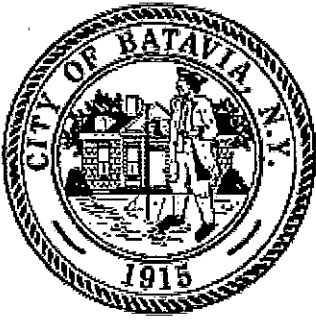
**V. Setting of Next Meeting:** June 18, 2019

### **VI. Adjournment**

Ms. Hathaway moved to adjourn the meeting at 6:33 p.m.; the motion was seconded by Mr. Gray. All voted in favor.

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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: 5/31/19

Re: 15 Oak St.  
Tax Parcel No. 84.006-4-32

Zoning Use District: R-3

The applicant, James Pontillo (owner), has applied for a permit to widen an existing 24' wide asphalt driveway by placing an additional 15' of asphalt paving for parking on the north side of the existing driveway in the front yard of this property .

**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 a state road or highway.

**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

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

|                | <u>Permitted</u> | <u>Existing</u> | <u>Proposed</u> | <u>Difference</u>                    |
|----------------|------------------|-----------------|-----------------|--------------------------------------|
| Driveway width | 18'              | 24'             | 39'             | 21' (between permitted and proposed) |

**SEND OR DELIVER TO:**

GENESEE COUNTY DEPARTMENT OF PLANNING  
3837 West Main Street Road  
Batavia, NY 14020-9404  
Phone: (585) 815-7901

**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) PDC and ZBAAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6327 Ext. \_\_\_\_\_**2. APPLICANT INFORMATION**Name James PontilloAddress 5593 Griswold Rd.City, State, Zip Byron, NY 14422Phone (585) 993 - 5593 Ext. \_\_\_\_\_ Email pontillo.properties@gmail.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 15 Oak St.B. Nearest intersecting road Raymond AveC. Tax Map Parcel Number 84.006-4-32

D. Total area of the property \_\_\_\_\_ Area of property to be disturbed \_\_\_\_\_

E. Present zoning district(s) R-3**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 (1)C. Please describe the nature of this request Approval to expand front yard parking area to exceed 25% of 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**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



CITY OF BATAVIA  
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: 19-10  
Hearing Date/Time: \_\_\_\_\_

APPLICANT: JAMES D. PONTILLO PONTILLO.PROPERTIES@GMAIL.COM

Name \_\_\_\_\_ E-Mail Address \_\_\_\_\_  
5593 GRISWOLD ROAD (585) 993-5593  
Street Address \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
BYRON NEW YORK 14422  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

STATUS: ☒ Owner ☐ Agent for Owner ☐ Contractor

OWNER: - SAME -

Name \_\_\_\_\_ E-Mail Address \_\_\_\_\_  
Street Address \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

LOCATION OF PROPERTY: 15 OAK STREET

DETAILED DESCRIPTION OF REQUEST: TO ALLOW VEHICLES TO BE ABLE TO TURN AROUND AND NO LONGER HAVE TO BACK INTO THE CONGESTED TRAFFIC ON RT. 98. THIS WILL MAKE IT SAFER FOR ALL.

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 MAY 29, 2019

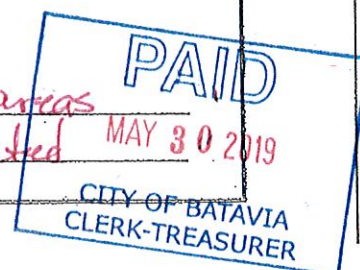
Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

To be Filled out by Zoning Officer

TAX PARCEL: 84.006-4-32 ZONING DISTRICT: R-3 FLOOD PLAIN: AE

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(1) Parking areas and driveways shall not exceed 1/4 the frontage when located in a front yard.







Permit No. \_\_\_\_\_

Date: \_\_\_\_\_

**DRIVEWAY AND PARKING SPACE PERMIT**  
**\$10 fee – Please attach Survey / Illustration**ADDRESS OF PROPERTY: 15 OAK STREET

OWNER: JAMES D. PONTILLO JAMESPONTILLO.JP@GMAIL.COM  
Name E-mail Address  
5543 GRISWOLD ROAD (585) 993.5593  
Street Address Phone  
BYRON NEW YORK 14422  
City State Zip

CONTRACTOR: - SELF -  
Name E-mail Address  
Street Address Phone  
City State Zip  
Owner/Contractor's Signature APRIL 30, 2019  
Date

DIMENSIONS OF EXISTING DRIVEWAY: Width 20' Length 85'DIMENSIONS OF NEW DRIVEWAY / ADDITION: Width 15' Length 20'SURFACE MATERIAL: Existing BLACK-TOP Proposed BLACK-TOP

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To be filled out by Zoning Enforcement Officer

TAX PARCEL: 84.006-4-32 ZONING DISTRICT: R-3 SURVEY: \_\_\_\_\_  
DIMENSIONS OF LOT: Lot Frontage 72' Front Yard 72'  
PERCENTAGE OF LOT FRONTAGE: \_\_\_\_\_ SURFACE MATERIAL: Asphalt  
APPROVED: \_\_\_\_\_ AREA VARIANCE: ✓ GRADE PLAN: \_\_\_\_\_  
ISSUING OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

18' Permitted.  
24' Existing.  
39' Proposed (15' additional)

## 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

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.

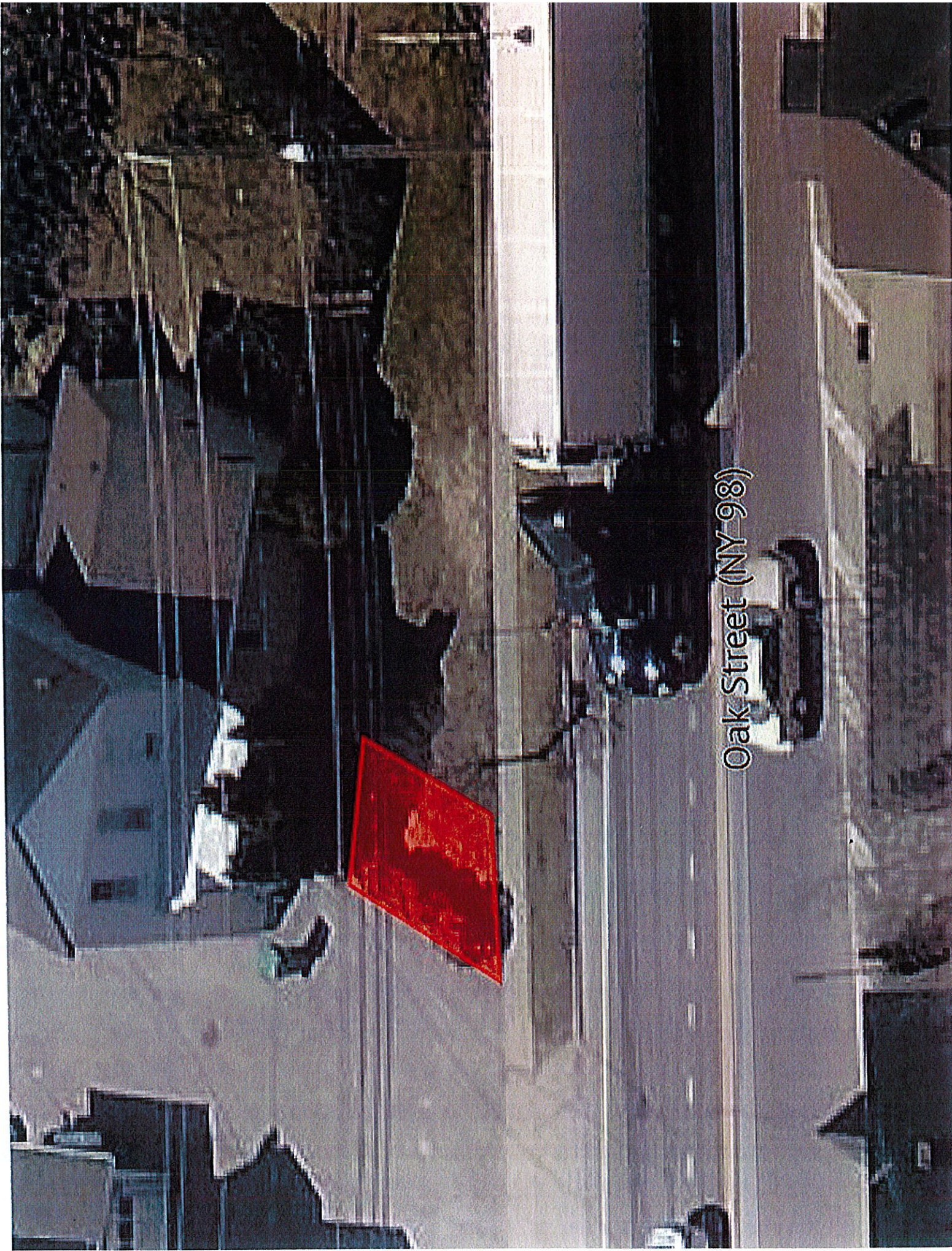
NO

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

  
Applicant's Signature

MAY 29, 2019  
Date





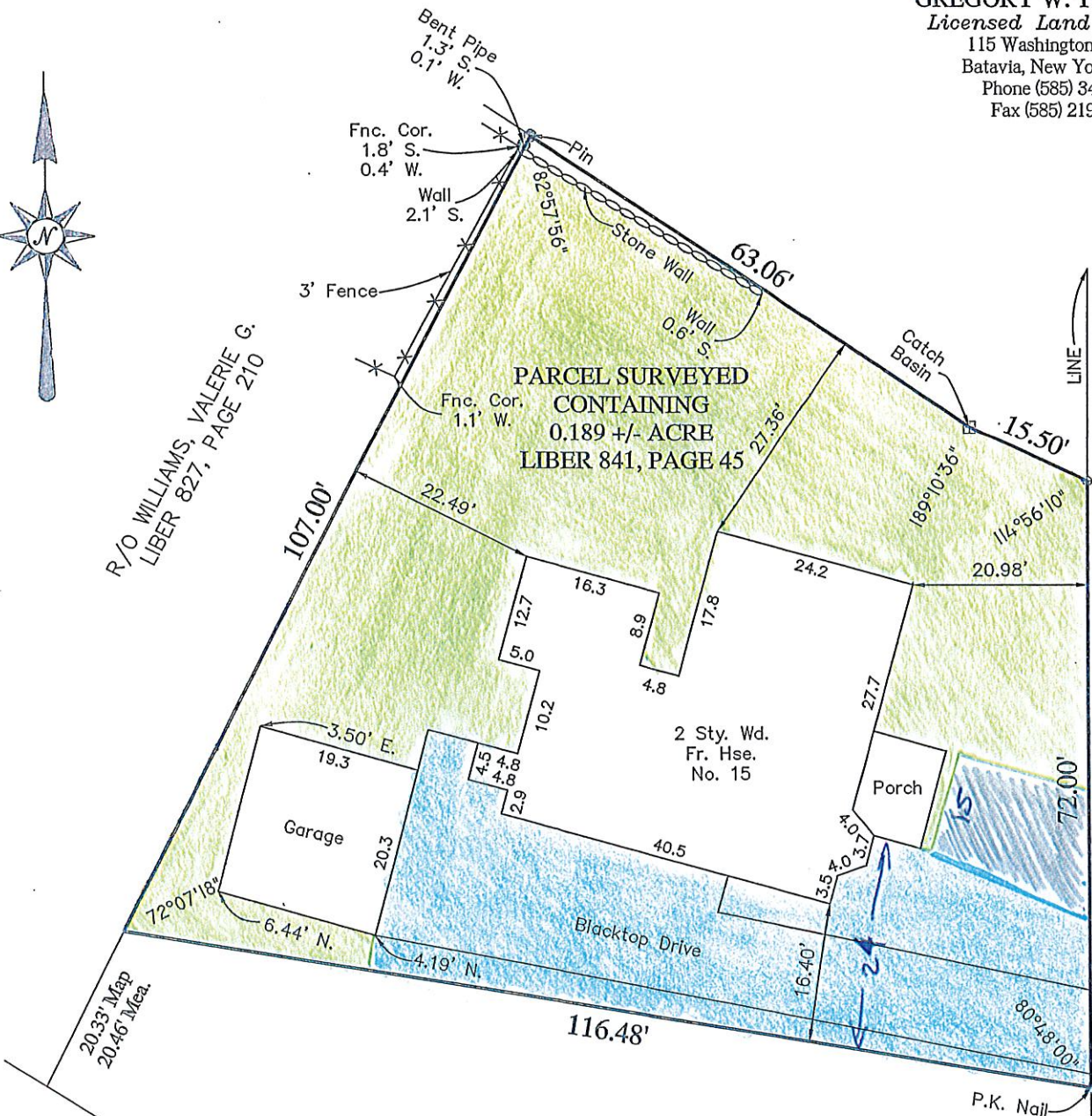
Oak Street (NY 98)



GREGORY W. TOWNSEND  
 Licensed Land Surveyor  
 115 Washington Avenue  
 Batavia, New York 14020  
 Phone (585) 344-1331  
 Fax (585) 219-4313



R/O WILLIAMS, VALERIE G.  
 LIBER 827, PAGE 210



OAK STREET - ROUTE 98 (66.0' R.O.W.)

R/O DWYER, CHRISTOPHER J. &  
 DANIELLE R.  
 LIBER 908, PAGE 434

- LEGEND
- EXISTING IRON STAKE
  - ◆ DRILL HOLE

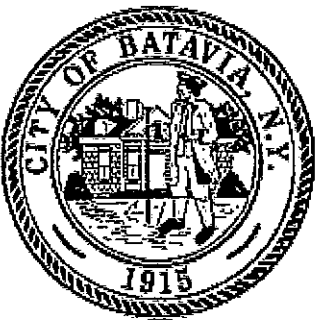
REFERENCE  
 SURVEY MAP NO. 84-387 BY THOMAS F.  
 DUTTON, L.S., DATED OCT. 31, 1984  
 FIRST AMMENDED MAP OF THE EDWARD J.  
 DELLINGER SUBDIVISION FILED AT BOOK  
 4 OF MAPS, PAGE 185

RAYMOND PLACE

GRASS  
 EXISTING BLACK-TOP  
 PROPOSED BLACK-TOP

BOUNDARY SURVEY SHOWING THE PARCEL  
 TO BE CONVEYED BEING PART OF VILLAGE





*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: 5/31/19

Re: 400 Ellicott St.  
Tax Parcel No. 84.074-2-1

Zoning Use District: C-3

The applicant, James Pontillo (owner), has applied for a permit to place an additional asphalt parking area parallel to Swan St. on this property located within the Downtown Business Improvement District.

**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 a state road or highway

**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

- 1) **BMC 190-39 B (1)(a)** All parking spaces shall be located behind or to the side of the principal building.

**SEND OR DELIVER TO:**

GENESEE COUNTY DEPARTMENT OF PLANNING  
3837 West Main Street Road  
Batavia, NY 14020-9404  
Phone: (585) 815-7901

**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) PDC and ZBAAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6327 Ext. \_\_\_\_\_**2. APPLICANT INFORMATION**Name James PontilloAddress 5593 Griswold Rd.City, State, Zip Byron, NY 14422Phone (585) 993 - 5593 Ext. \_\_\_\_\_ Email pontillo.properties@gmail.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 400 Ellicott St.B. Nearest intersecting road Swan St.C. Tax Map Parcel Number 84.074-2-1

D. Total area of the property \_\_\_\_\_ Area of property to be disturbed \_\_\_\_\_

E. Present zoning district(s) C-3**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 B (1)(a)C. Please describe the nature of this request Approval to place a parking area in front of a principal building located within the C-3 (BID) district.**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**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



CITY OF BATAVIA  
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: \_\_\_\_\_

Hearing Date/Time: \_\_\_\_\_

APPLICANT: JAMES D. PONTILLO PONTILLO.PROPERTIES@GMAIL.COM

Name 5593 GRISWOOD ROAD (585) E-Mail Address 993.5593  
Street Address \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
City BYRON State NEW YORK Zip 14422

STATUS: ☒ Owner ☐ Agent for Owner ☐ Contractor

OWNER: - SAME -

Name \_\_\_\_\_ E-Mail Address \_\_\_\_\_  
Street Address \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

LOCATION OF PROPERTY: ADD ELLICOTT STREET NEAR

DETAILED DESCRIPTION OF REQUEST: EXTEND DRIVE-WAY ALONG  
PROPERTY SO VEHICLES ARE NO LONGER BLOCKING  
SIDE-WALK. THIS WOULD MAKE IT SAFER FOR ALL.

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.

[Signature]  
Applicant's Signature

MAY 29, 2019  
Date

Owner's Signature

Date

To be Filled out by Zoning Officer

TAX PARCEL: 84.074-2-1 ZONING DISTRICT: C-3 FLOOD PLAIN: AH

TYPE OF APPEAL: ☒ Area Variance FEE: ☐ \$50 (One or Two Family Use)  
☐ Use Variance ☒ \$100 (All other Uses)  
☐ Interpretation  
☐ Decision of Planning Committee

Provision(s) of the Zoning Ordinance Appealed: BMC 190-39 B(1)(a) All parking  
spaces shall be located behind or to the side of the principal bldg.



Permit No. \_\_\_\_\_  
Date: \_\_\_\_\_

**DRIVEWAY AND PARKING SPACE PERMIT**  
\$10 fee – Please attach Survey / Illustration

ADDRESS OF PROPERTY: 400 ELLICOTT STREET 12 GAR

OWNER: JAMES D. PONTILLO PONTILLO.PROPERTIES@GMAIL.COM  
Name E-mail Address  
5593 GRISWOLD ROAD (585) 993.5593  
Street Address Phone  
BYRON NEW YORK 14422  
City State Zip

CONTRACTOR: - SAME -  
Name E-mail Address  
Street Address Phone  
City State Zip  
[Signature] MAY 29, 2019  
Owner/Contractor's Signature Date

DIMENSIONS OF EXISTING DRIVEWAY:

Width 20' Length 13.3'

DIMENSIONS OF NEW DRIVEWAY / ADDITION:

Width 39.2' Length 8.15'

SURFACE MATERIAL: Existing BLACK-TOP Proposed BLACK-TOP

*To be filled out by Zoning Enforcement Officer*

TAX PARCEL: 84.074-2-1 ZONING DISTRICT: C-3 SURVEY: \_\_\_\_\_

DIMENSIONS OF LOT: Lot Frontage \_\_\_\_\_ Front Yard \_\_\_\_\_

PERCENTAGE OF LOT FRONTAGE: \_\_\_\_\_ SURFACE MATERIAL: \_\_\_\_\_

APPROVED: \_\_\_\_\_ AREA VARIANCE: \_\_\_\_\_ GRADE PLAN: \_\_\_\_\_

ISSUING OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_



(49.5' R.O.W.)

STREET

SWAN



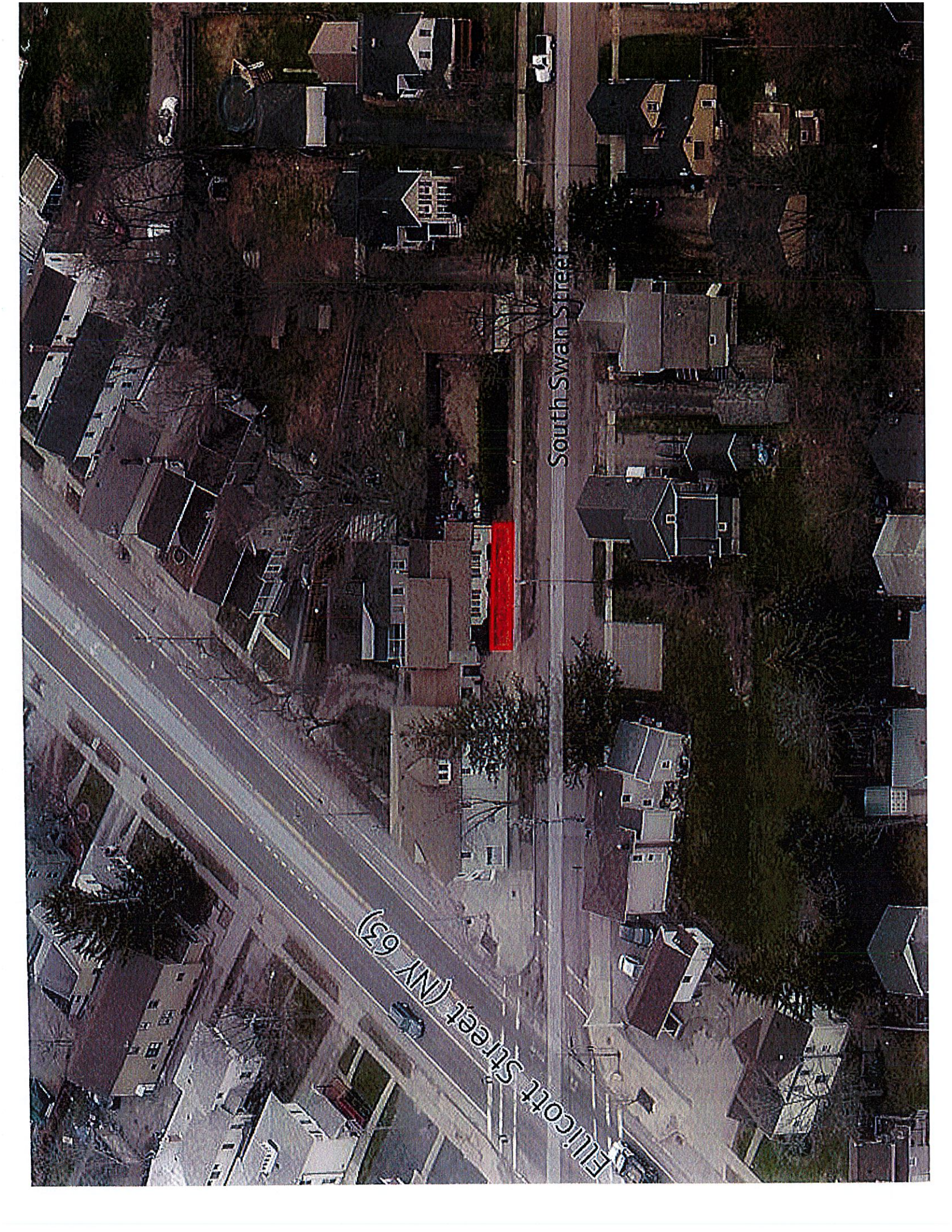
"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"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."

PARCEL SURVEYED  
CONTAINING  
0.155 +/- ACRE  
LIBER 909, PAGE 953

BOUNDARY SURVEY SHOWING THE PARCEL  
TO BE CONVEYED. SITUATE IN THE CITY  
OF BATAVIA, COUNTY OF GENESEE AND

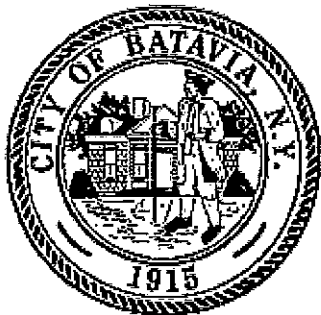




South Swan Street

Ellicott Street (NY 63)





*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: Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 5/31/19

Re: Clinton Gardens Subdivision Carolwood Drive-Harrold Square  
Tax Parcel No. 72.017-3-2.1

Zoning Use District: R-1

The applicant, Robert Pidanick, Senior Project Manager for Nussbaumer & Clarke Inc., representing Batavia Homes & Development (owner), has filed a "preliminary plat" for the subdivision of parcel number 72.017-3-2.1. The applicant requests the Planning and Development Committee review and conditionally approve the preliminary plat in preparation for a final plat submittal that will be presented to the PDC within one year of conditional approval.

**Review and Approval Procedures:**

**County Planning Board-** The "Final Plat" application will be referred to Genesee County Planning prior to PDC review in compliance with General Municipal Law 239 m. since the property is within 500 feet of the boundary of the city.

**City Planning and Development Committee-** Pursuant to BMC 162-2 The Planning and Development Committee is authorized to approve plats.

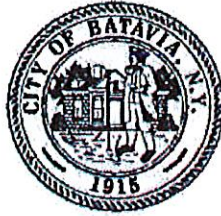
BMC 162-4 Every plan or plot of lands laid out in building lots and streets or other portions of same intended for dedication to public use shall be approved by the PDC before it is recorded.

BMC 162-13 The PDC shall review preliminary plats and communicate in writing the conditional approval of the preliminary plat.

BMC Article III Final Plat Within one year of conditional approval, a "Final Plat" shall be submitted by the applicant for review by the PDC. The "Final Plat" shall include the required information listed in Batavia Municipal Code 162-23 A-N and shall conform to the design standards of Article IV.

SEQR will be reviewed by the Planning and Development Committee as part of the "Final Plat" application.

Application No.: \_\_\_\_\_  
Date: \_\_\_\_\_



## MAJOR SUBDIVISION APPLICATION

### CITY OF BATAVIA

One Batavia City Centre, Batavia, NY 14020  
Phone: (585) 345-6345 • Fax (585) 345-1385

LOCATION (SBL #) 72.017-3-2.1  
NAME OF SUBDIVISION Clinton Gardens Subdivision, Part 21A

|        |                                  |                |                             |
|--------|----------------------------------|----------------|-----------------------------|
| OWNER: | Batavia Homes & Development Inc. |                | jharrower@geneseelumber.com |
|        | Name                             | E-mail Address |                             |
|        | 76 Franklin Street               | 585-409-7835   | 585-343-0779                |
|        | Street Address                   | Phone          | Fax                         |
|        | Batavia, NY 14020                |                |                             |
|        | City, State, Zip Code            |                |                             |

SIGNATURE Robert J. Pidanic  
Robert J. Pidanic (as agent for Owner)

FEES: Preliminary Plat \$100.00 Final Plat \_\_\_\_\_





May 21, 2019

Douglas E. Randall  
Code Enforcement Officer  
One Batavia City Centre  
Batavia, New York 14020

Re: Sketch Plan Submission  
Clinton Gardens Subdivision  
Batavia, New York  
Batavia Homes & Development Corp., Project Sponsor  
NCI Job No. 19J5-0006

Dear Mr. Randall:

Pursuant to our discussions, enclosed are ten (10) copies of a sketch plan which are being submitted on behalf of Batavia Homes & Development Corp. for informal "sketch plan review" by the Planning and Development Committee (PDC).

Clinton Gardens Subdivision was approved by the City of Batavia about 25 years ago and portions of the development were built. The Project Sponsor is proposing to extend existing Carolwood Drive and Harrold Square, connecting two public dead-end streets, allowing development of five (5) additional lots: 186, 187, 188, 189 & 193, as depicted on the attached sketch plan (shaded area).

About 460-ft of new pavement will be constructed along with sanitary sewer, water and drainage utilities, which were previously designed and approved. Approvals will need to be updated and plans brought up to current construction standards.


Assuming required approvals can be granted/updated, the Project Sponsor plans construction of the road and utilities this year.

We look forward to meeting with the PDC to discuss this proposal at their June 18, 2019 meeting.

Please contact me if you have any questions or need additional information at (716) 827-8000 x 230 or by email at [rpidanick@nussclarke.com](mailto:rpidanick@nussclarke.com)

Sincerely,

NUSSBAUMER & CLARKE, INC.

  
Robert J. Pidanick  
Senior Project Manager

c: John Harrower, Batavia Homes and Development Corp.  
Michael Harrower  
Eric Harrower



1-202

9-1-203

9-1-109211

72.017-3-15

72.017-3-14

72.017-3-13

72.017-3-11

72.017-3-10

72.017-3-9

72.017-3-5

72.017-3-4

72.017-3-31

72.017-3-23

72.017-3-22

72.017-3-21

72.017-3-20

72.017-3-16

85.005-1-70

85.005-1-1

Harrold Square

Carolwood Drive



1-202

9-1-203

9-1-109211

72.017-3-15

72.017-3-14

72.017-3-13

72.017-3-11

72.017-3-10

72.017-3-9

72.017-3-5

72.017-3-4

72.017-3-31

85.005-1-26

72.017-3-19

72.017-3-18

72.017-3-17

72.017-3-16

85.005-1-70

72.017-3-23

72.017-3-22

72.017-3-21

72.017-3-20

Harrold Square

85.005-1-1

Carolwood Drive



9-1-202 9-1-203

72.017-3-15

72.017-3-14

72.017-3-13 72.017-3-11

72.017-3-12 72.017-3-10

72.017-3-9

72.017-3-18

72.017-3-5

72.017-3-6

72.017-3-7

72.017-3-8

72.017-3-17

72.017-3-16

72.017-3-31

85.005-1-86

85.005-1-85

85.005-1-83

85.005-1-82

85.005-1-81

85.005-1-80

85.005-1-1

85.005-1-79

85.005-1-78

85.005-1-76

85.005-1-75

85.005-1-45

85.005-1-46

85.005-1-74

85.005-1-44

85.005-1-45

85.005-1-46

85.005-1-43

85.005-1-42

85.005-1-41

85.005-1-40

85.005-1-39

08-2-2-1

85.005-1-2

9-1-109211

72.017-3-21

72.017-3-20

72.017-3-22

72.017-3-23

85.005-1-69

85.005-1-68

85.005-1-67

Harold Square

85.005-1-73

85.005-1-43

85.005-1-42

85.005-1-41

85.005-1-40

85.005-1-39

Garden Drive

85.005-1-83

85.005-1-82

85.005-1-81

85.005-1-80

85.005-1-79

85.005-1-78

85.005-1-76

85.005-1-75

85.005-1-45

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85.005-1-74

85.005-1-44

85.005-1-45

85.005-1-46

85.005-1-43

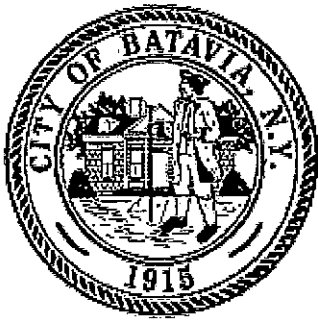
85.005-1-42

85.005-1-41

85.005-1-40

85.005-1-39





*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: Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 6/5/19

Re: 20 Florence Ave. (Graham Manufacturing)  
Tax Parcel No. 84.016-1-15.1

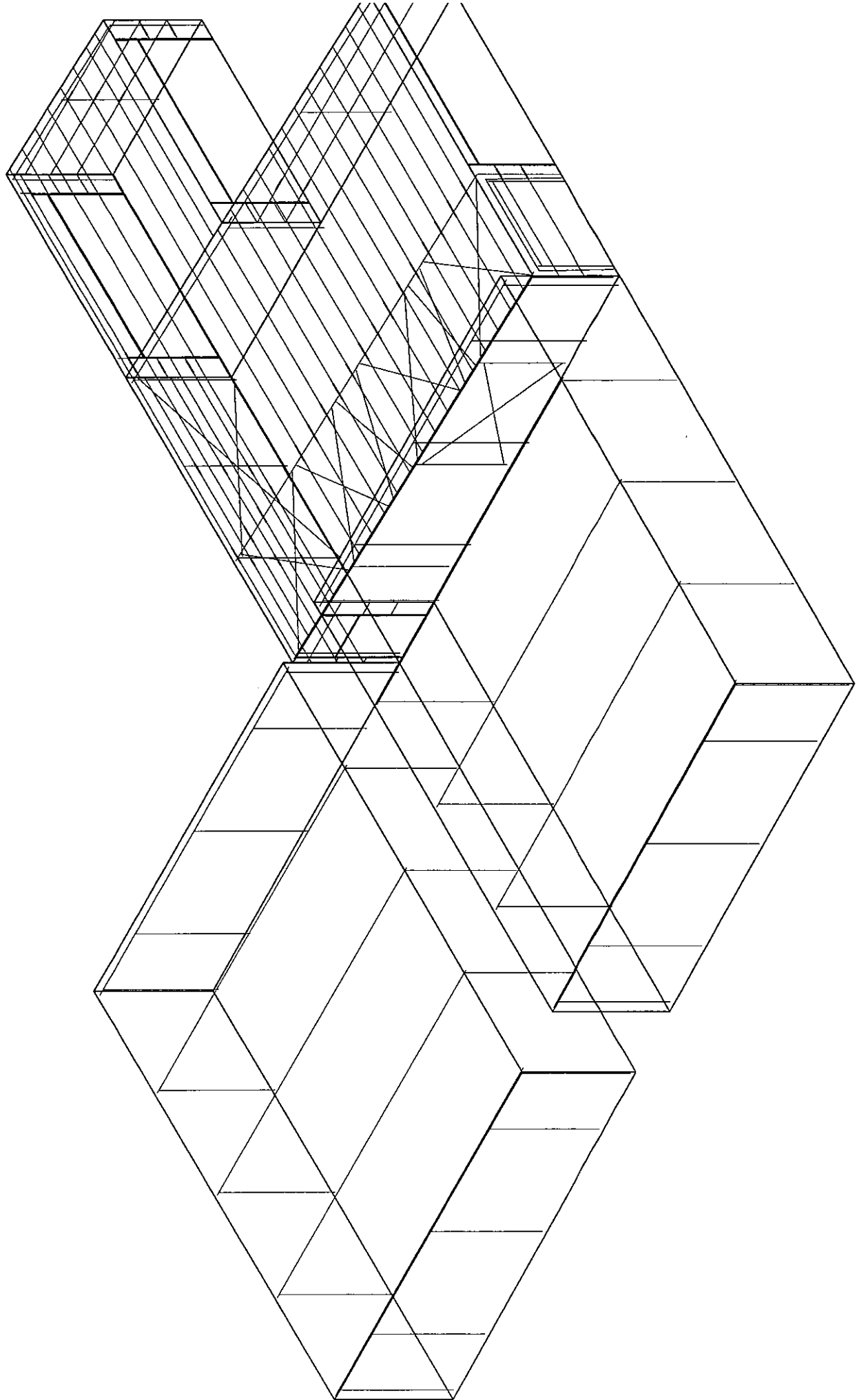
Zoning Use District: I-1

The applicant, Jake Maurer of Thompson Builds Inc. (contractor for owner), has requested a sketch plan review of a proposed 8,875 sq.' pre-engineered metal building addition to an existing structure. The addition will be used as storage space for bare metal products used in manufacturing processes.

**Review and Approval Procedures:**

**City Planning and Development Committee-** Pursuant to section BMC 190-44 D (1) The PDC may perform a sketch plan review as a preliminary step to site plan approval.

The sketch plan review process is an opportunity for the applicant to meet with the PDC in order to familiarize them with the project and to obtain direction prior to final site plan submission.



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE:

5/24/2019 4:27 PM

QUOTE NUMBER:

WOK-19002-R6

FP1

PROJECT NAME:

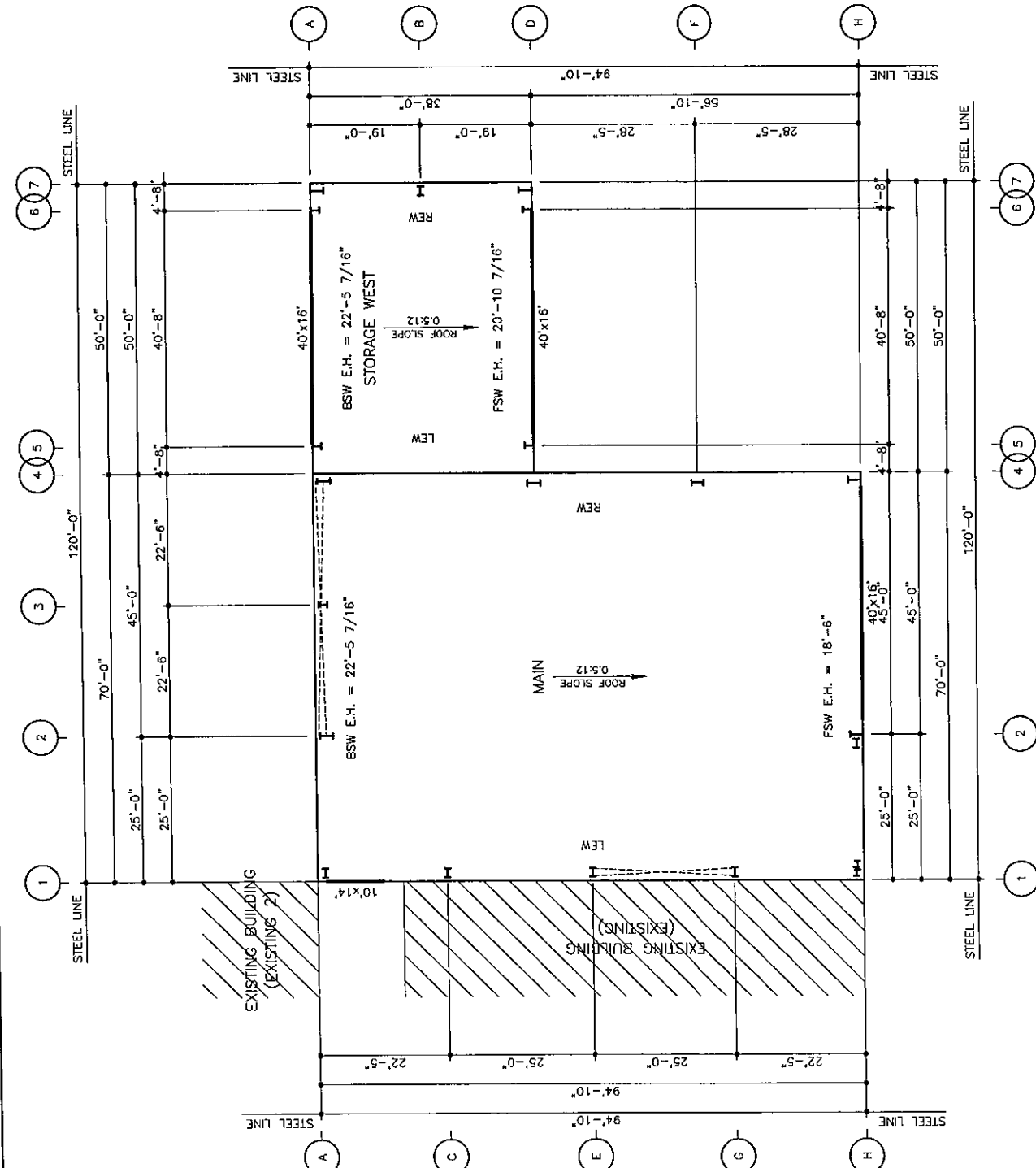
GRAHAM'S COLD STORAGE

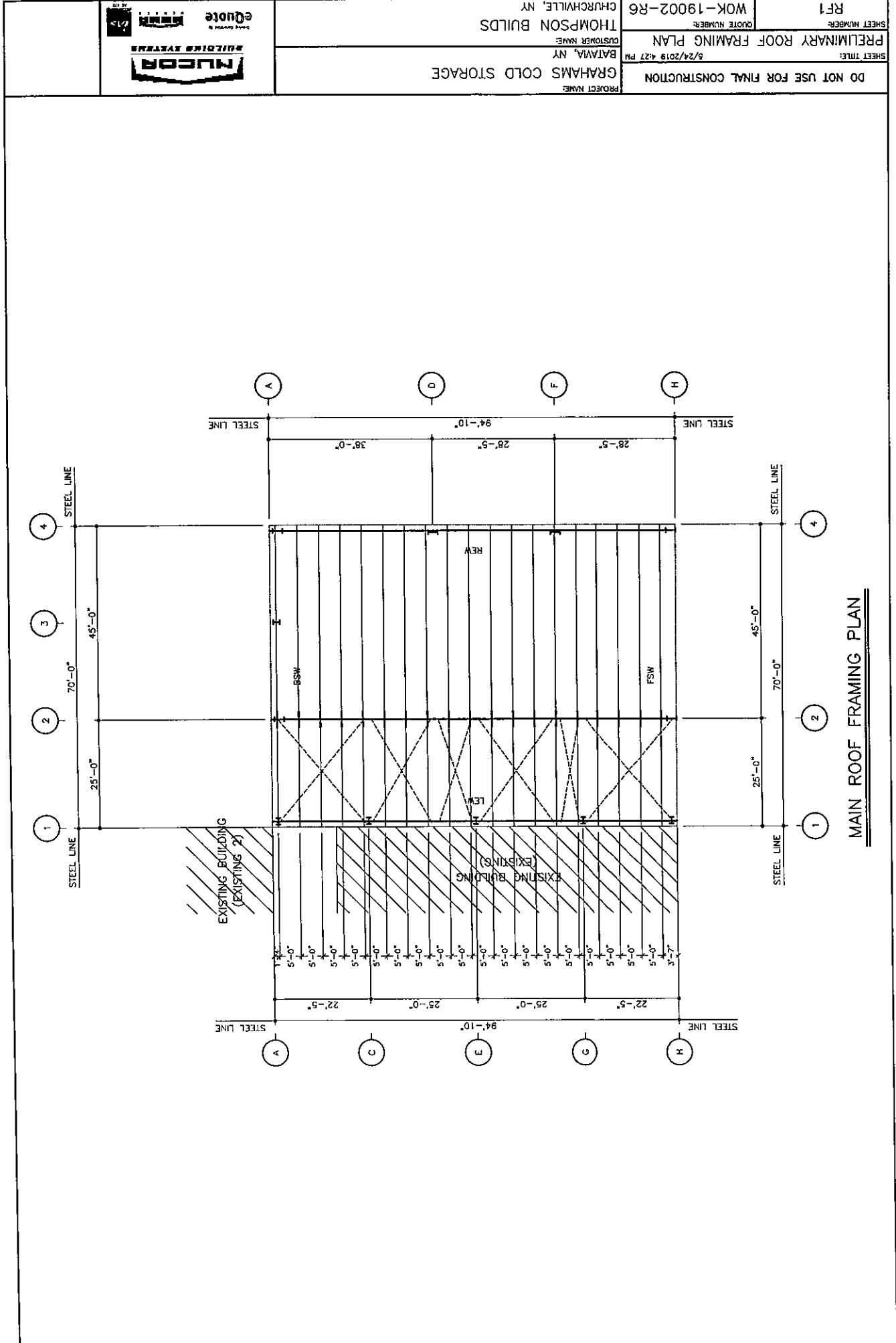
CUSTOMER NAME:

BATAVIA, NY

THOMPSON BUILDS

CHURCHVILLE, NY





MAIN ROOF FRAMING PLAN

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 6/24/2019 4:27 PM

PRELIMINARY ROOF FRAMING PLAN

QUOTE NUMBER: WOK-19002-R6

RF1

PROJECT NAME: GRAHAM'S COLD STORAGE

CUSTOMER NAME: BATVIA, NY

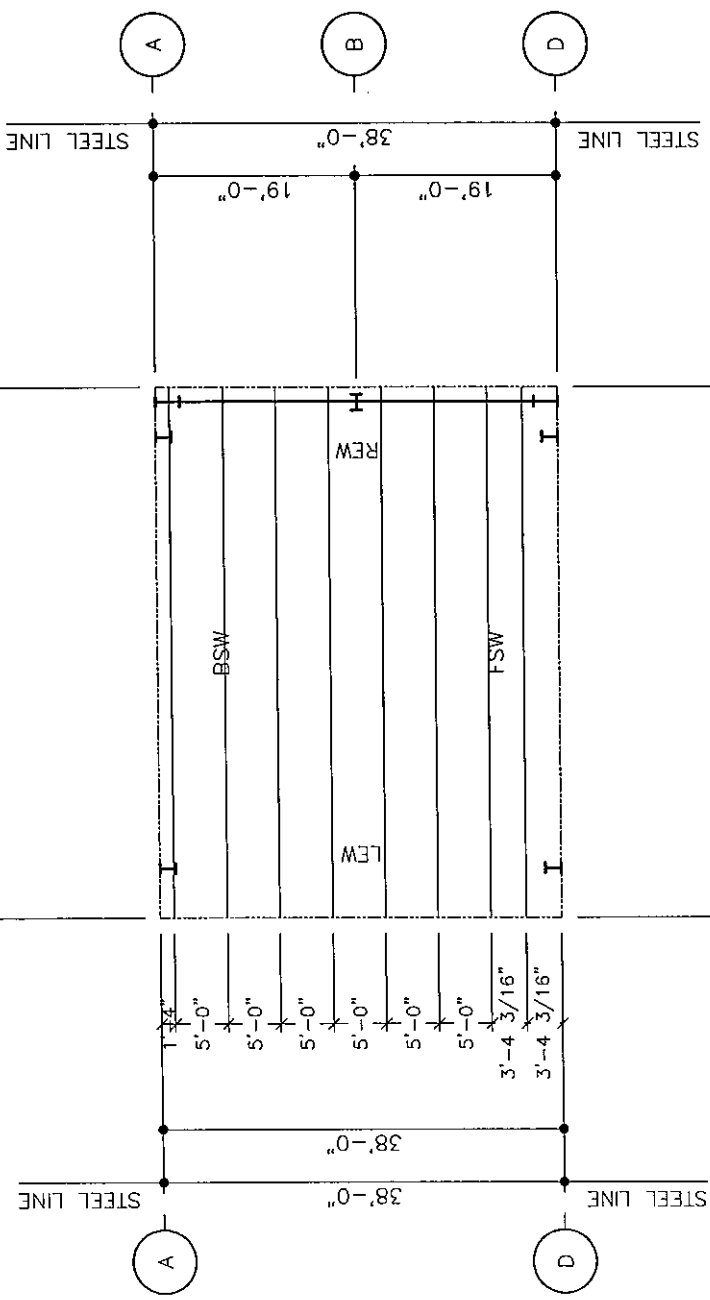
THOMPSON BUILDS

CHURCHVILLE, NY





# STORAGE WEST ROOF FRAMING PLAN



DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME:

GRAHAM'S COLD STORAGE

SHEET TITLE:

PRELIMINARY ROOF FRAMING PLAN

CUSTOMER NAME:

BATAMA, NY

DATE:

5/24/2019 4:23 PM

QUOTE NUMBER:

WOK-19002-R6

SHEET NUMBER:

RF4

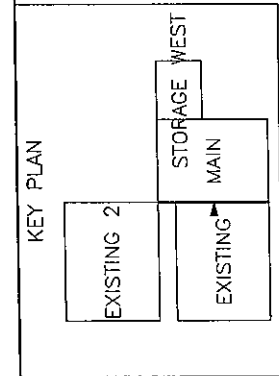
THOMPSON BUILDS

CHURCHVILLE, NY



Quote

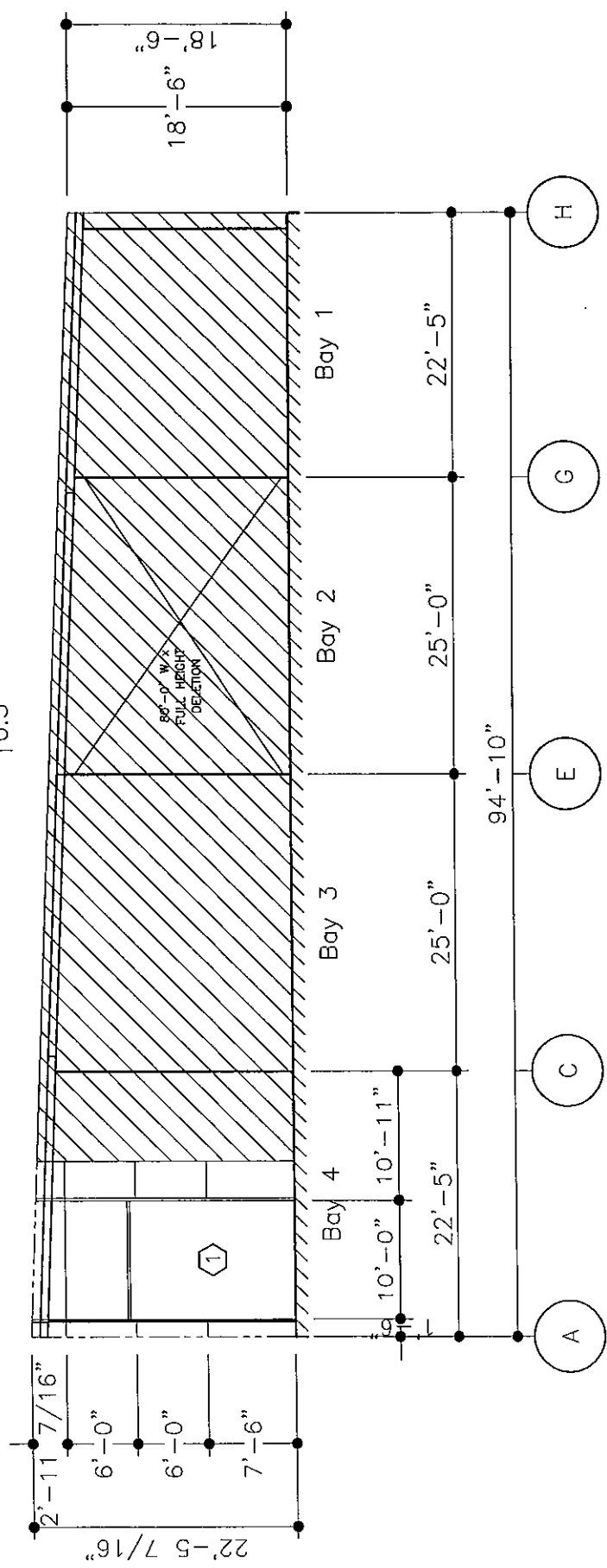




FRAMED OPENING SCHEDULE

| ID | QTY | WIDTH  | HEIGHT | SILL HEIGHT | LOCATED |
|----|-----|--------|--------|-------------|---------|
| 1  | 1   | 10'-0" | 14'-0" | 0'-0"       | FACTORY |

12' 0.5'



ELEVATION AT LINE 1

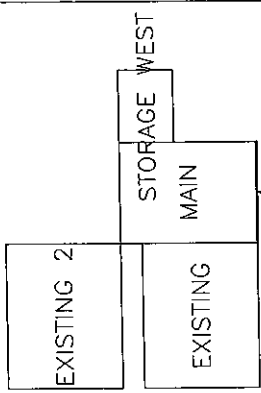
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS  
 SHEET NUMBER: STS  
 WOK-19002-R6

PROJECT NAME: GRAHAM'S COLD STORAGE  
 LOCATION: BATAVIA, NY  
 CUSTOMER NAME: THOMPSON BUILDS  
 CHURCHVILLE, NY

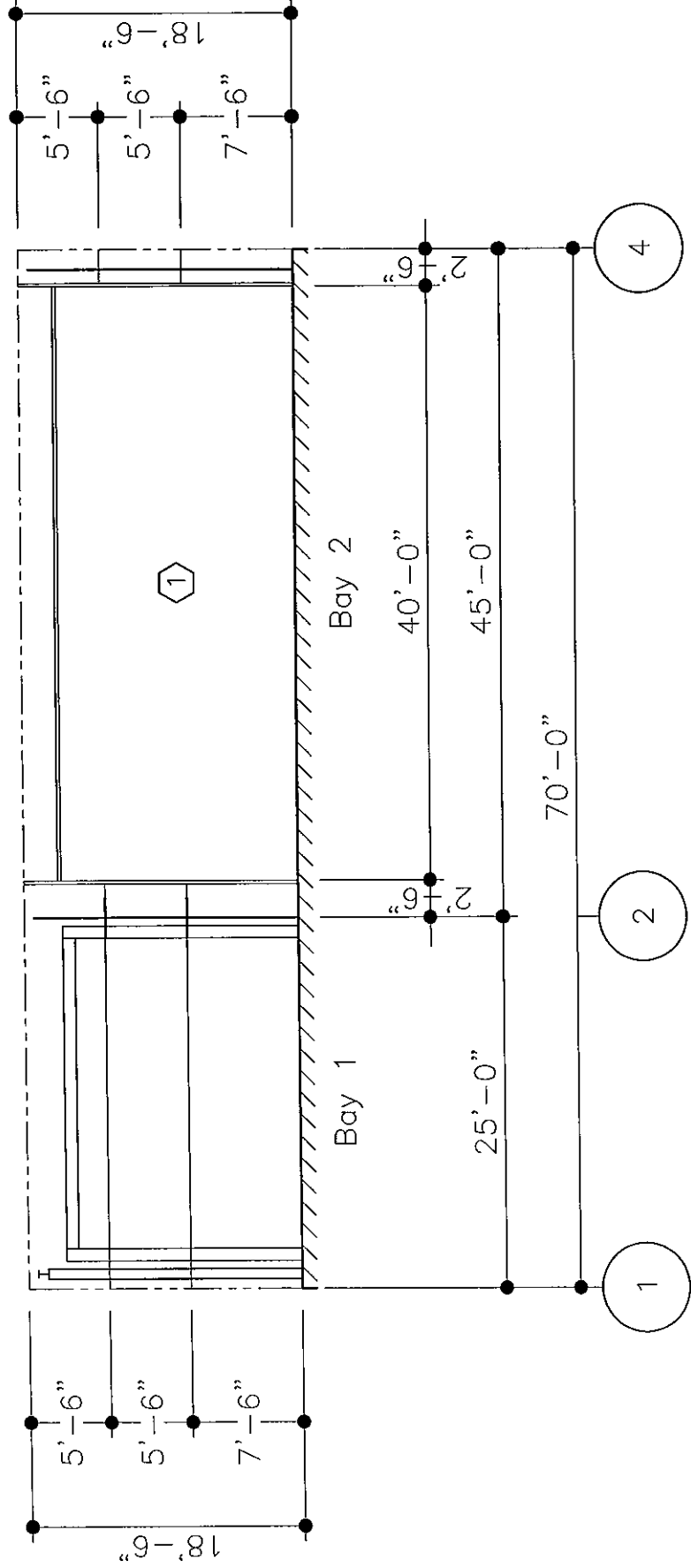


# KEY PLAN



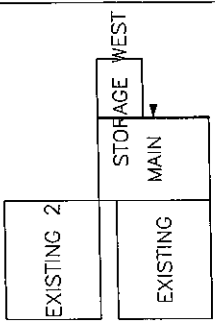
## FRAMED OPENING SCHEDULE

| QTY | WIDTH  | HEIGHT | SILL HEIGHT | LOCATED |
|-----|--------|--------|-------------|---------|
| 1   | 40'-0" | 16'-0" | 0'-0"       | FACTORY |

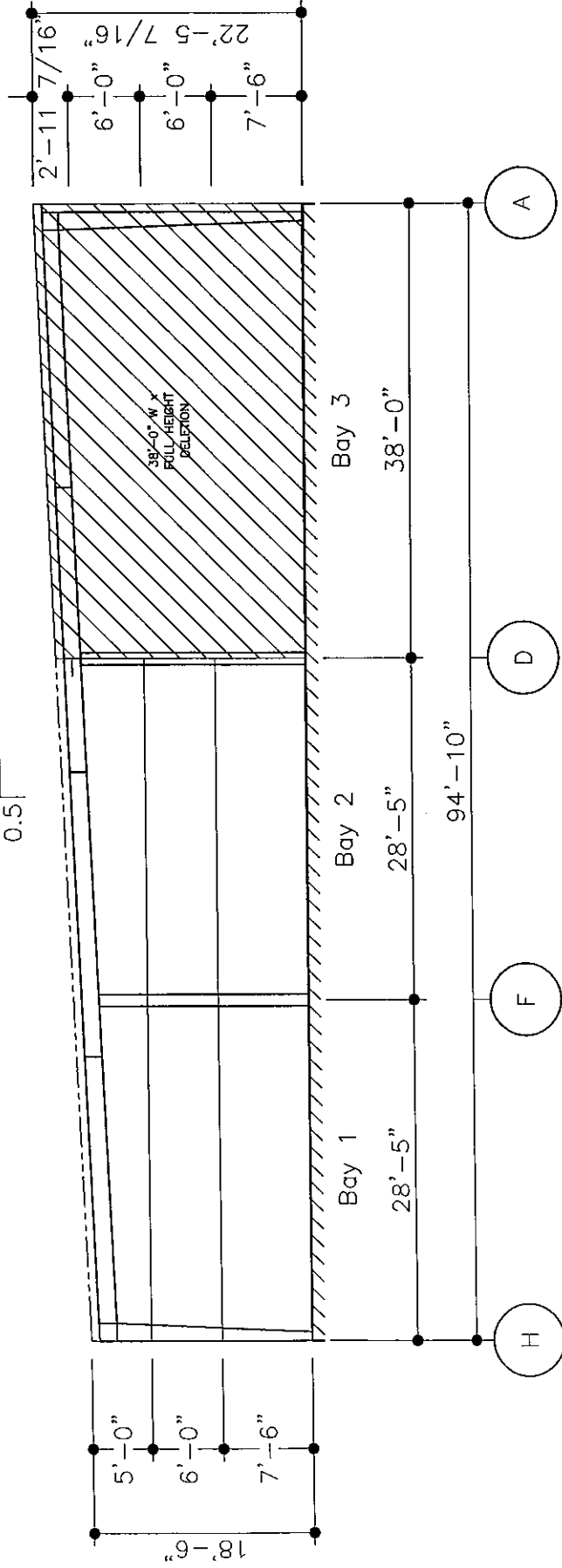


## ELEVATION AT LINE H

KEY PLAN



12  
0.5'



ELEVATION AT LINE 4

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/24/2019 4:27 PM

PRELIMINARY STRUCTURAL ELEVATIONS

THOMPSON BUILDS

CHURCHVILLE, NY

PROJECT NAME: GRAHAM'S COLD STORAGE

CUSTOMER NAME: BATAVIA, NY

QUOTE NUMBER: WOK-19002-R6

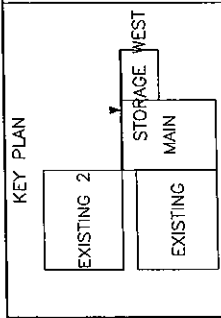
SHEET NUMBER: ST7



NUCOR BUILDING SYSTEMS

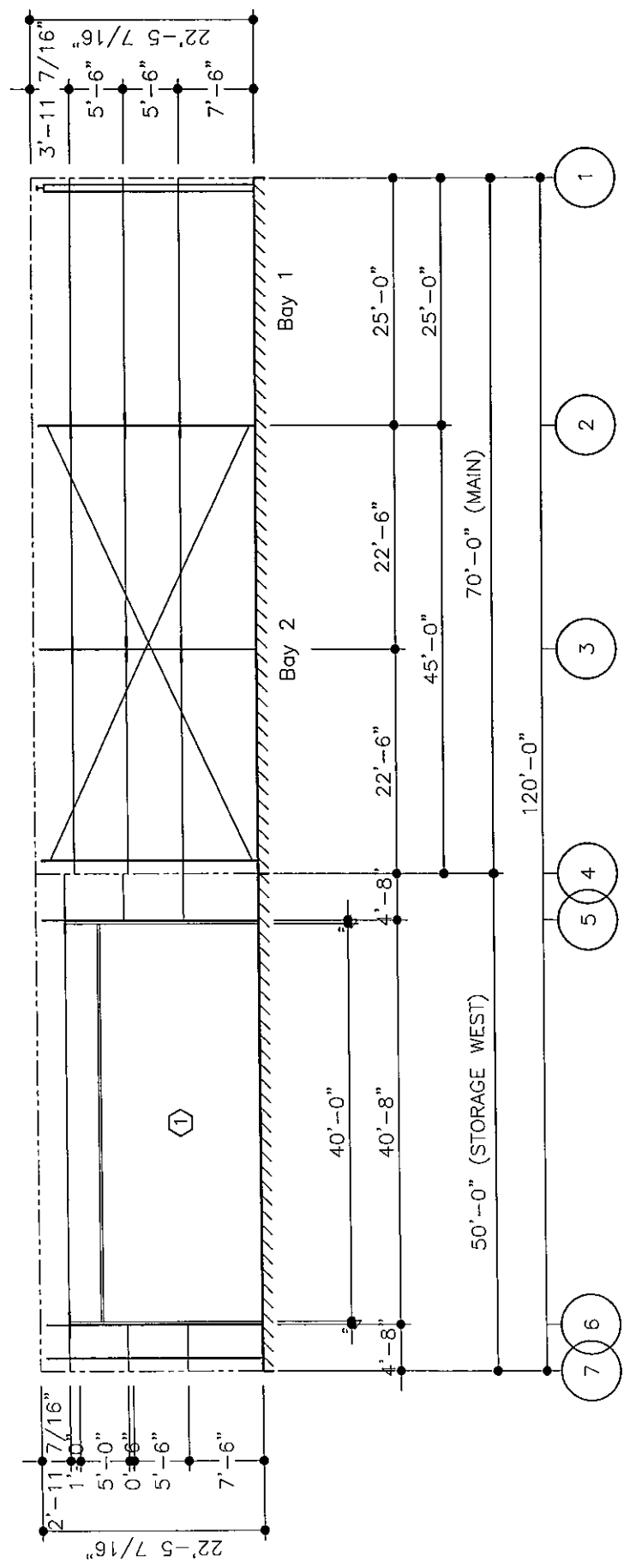
Quote

ST7



FRAMED OPENING SCHEDULE

| ID | QTY | WIDTH  | HEIGHT | SILL HEIGHT | LOCATED |
|----|-----|--------|--------|-------------|---------|
| 1  | 1   | 40'-0" | 16'-0" | 0'-0"       | FACTORY |

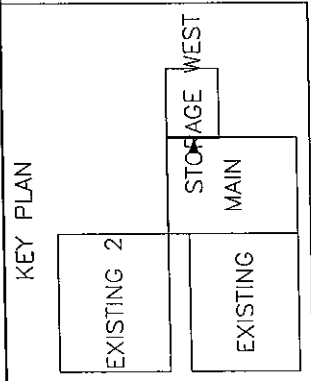
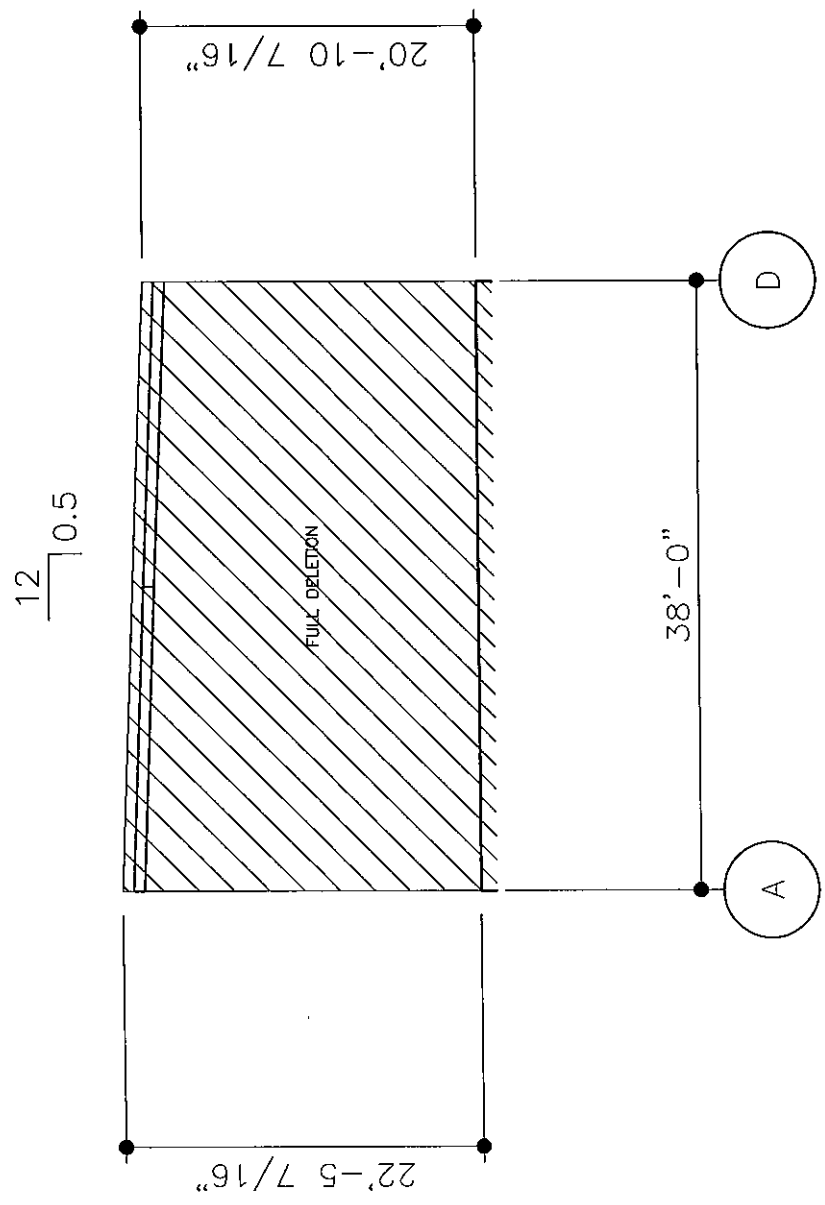


ELEVATION AT LINE A



DO NOT USE FOR FINAL CONSTRUCTION

# ELEVATION AT LINE 4



DO NOT USE FOR FINAL CONSTRUCTION

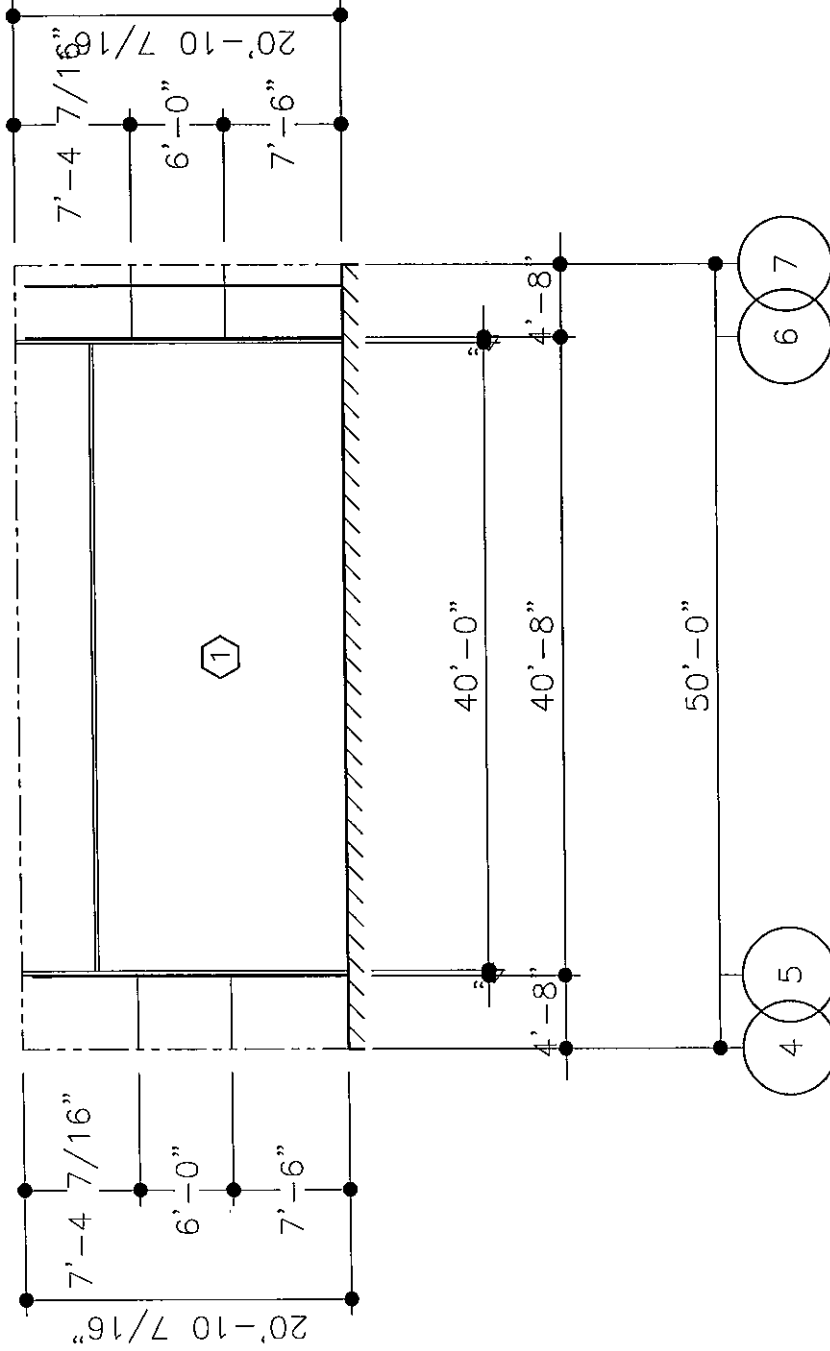
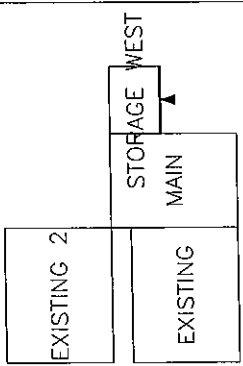
SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS  
 SHEET NUMBER: ST17  
 WOK-19002-R6

PROJECT NAME: GRAHAMS COLD STORAGE  
 BATAVIA, NY  
 CUSTOMER NAME: THOMPSON BUILDS  
 CHURCHVILLE, NY



| FRAMED OPENING SCHEDULE |        |        |             |         |
|-------------------------|--------|--------|-------------|---------|
| QTY                     | WIDTH  | HEIGHT | SILL HEIGHT | LOCATED |
| 1                       | 40'-0" | 16'-0" | 0'-0"       | FACTORY |

# KEY PLAN



## ELEVATION AT LINE D

PROJECT NAME: GRAHAM'S COLD STORAGE

CUSTOMER NAME: BATAVIA, NY

THOMPSON BUILDS CHURCHVILLE, NY

DO NOT USE FOR FINAL CONSTRUCTION

DATE: 5/24/2019 4:27 PM

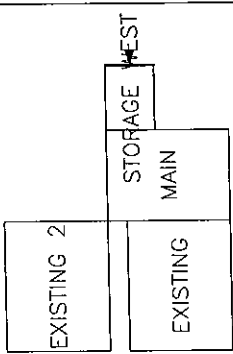
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SHEET NUMBER: ST18

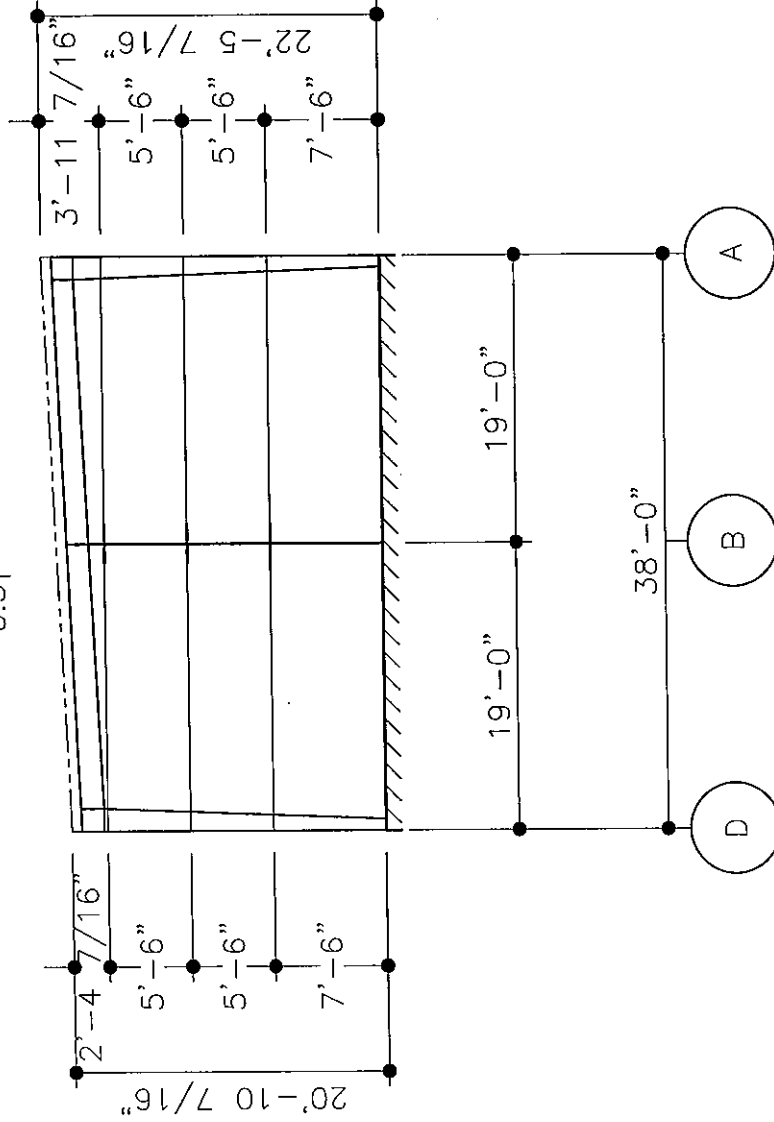
QUOTE NUMBER: WOK-19002-R6



KEY PLAN



12  
0.5'



ELEVATION AT LINE 7

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/24/2019 4:27 PM

PRELIMINARY STRUCTURAL ELEVATIONS

QUOTE NUMBER: WOK-19002-R6

SHEET NUMBER: ST19

PROJECT NAME: GRAHAM'S COLD STORAGE

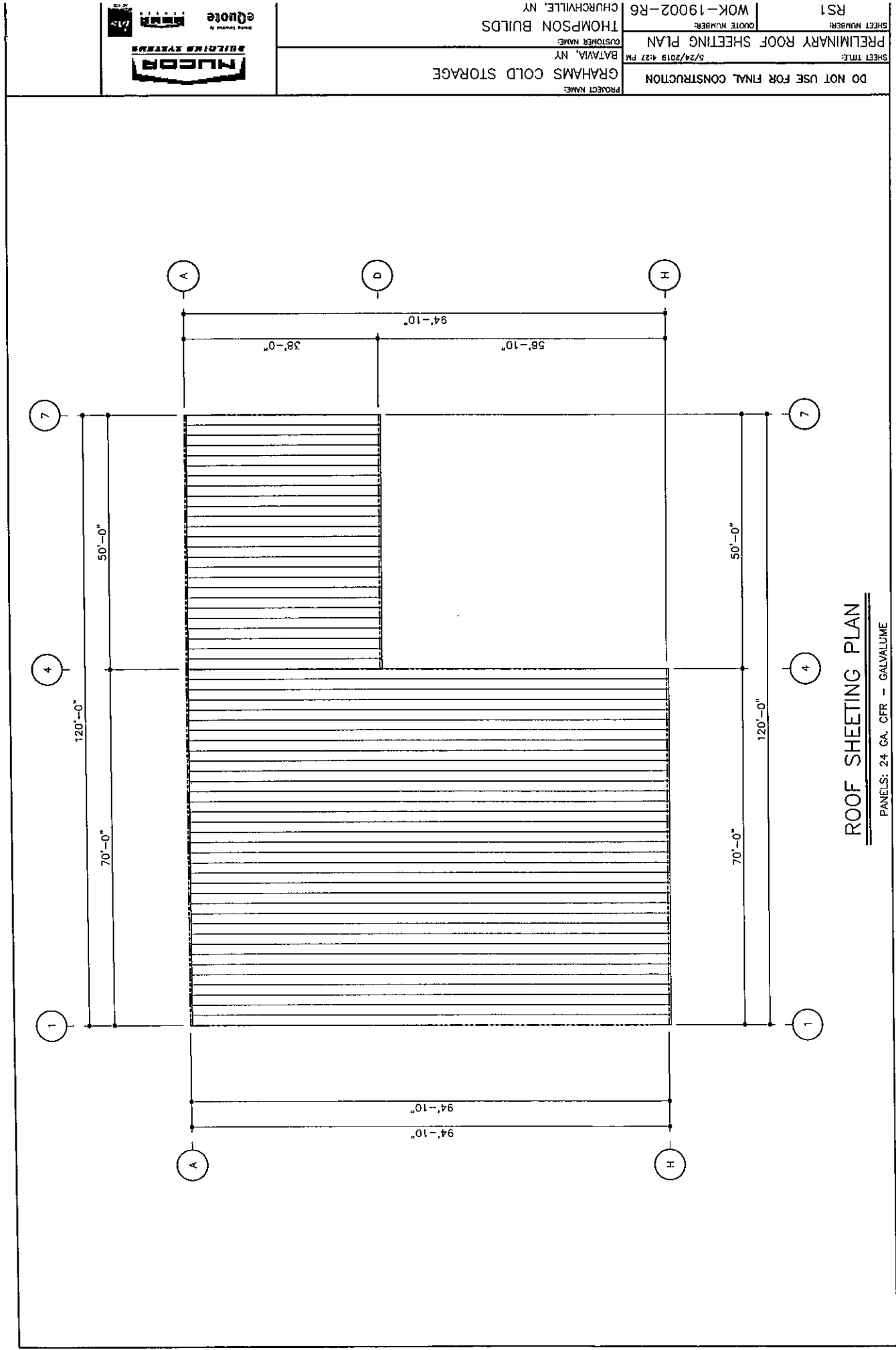
CUSTOMER NAME: BATAVIA, NY

THOMPSON BUILDS

CHURCHVILLE, NY







ROOF SHEETING PLAN

PANELS: 24 GA. CFR - GALVALUME

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY ROOF SHEETING PLAN  
SHEET NUMBER: RS1  
DATE: 5/24/2019 4:27 PM

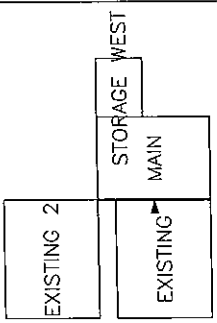
PROJECT NAME: GRAHAMS COLD STORAGE  
CUSTOMER NAME: BATAVA, NY

THOMPSON BUILDS

CHURCHVILLE, NY



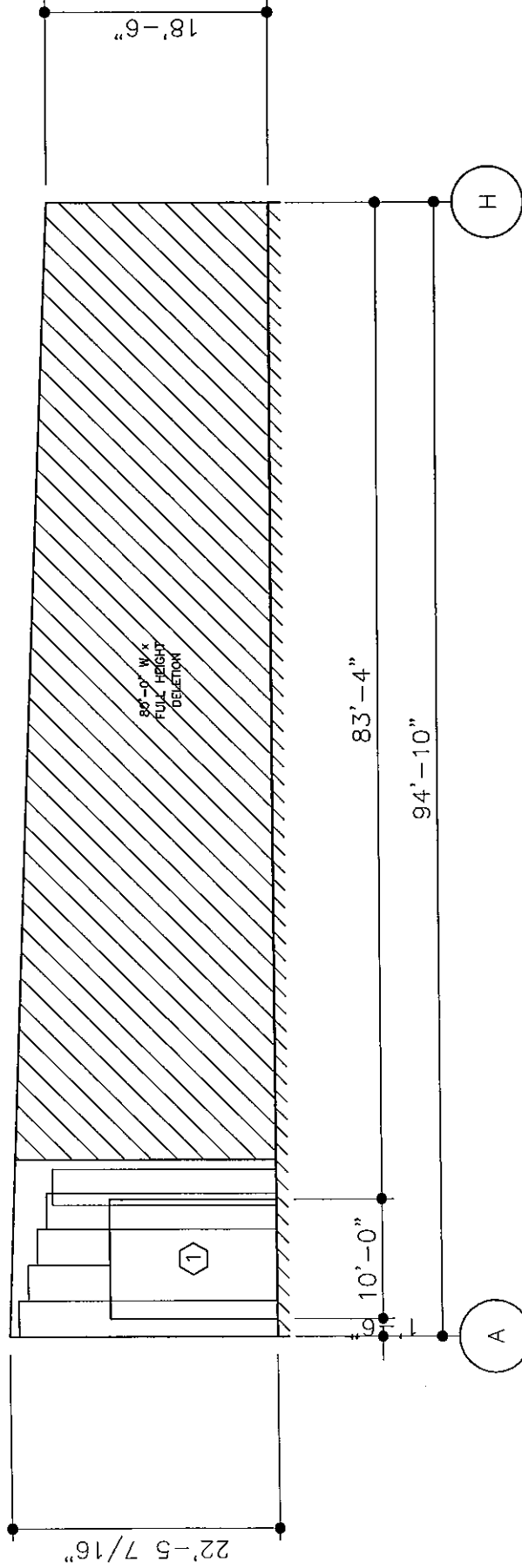
KEY PLAN



FRAMED OPENING SCHEDULE

| QTY | WIDTH  | HEIGHT | SILL HEIGHT | LOCATED |
|-----|--------|--------|-------------|---------|
| 1   | 10'-0" | 14'-0" | 0'-0"       | FACTORY |

12' 0.5'



WALL SHEETING ELEVATION AT LINE 1

PANELS: 26 GA. CLASSIC WALL -- TBS

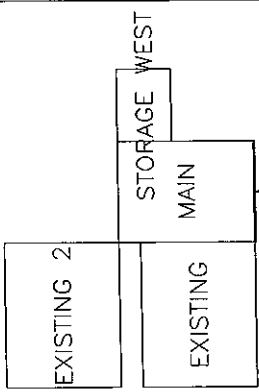
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS  
SHEET NUMBER: WOK-19002-R6  
DATE: 5/24/2019 4:27 PM

PROJECT NAME: GRAHAM'S COLD STORAGE  
CUSTOMER NAME: BATAVIA, NY  
THOMPSON BUILDS  
CHURCHVILLE, NY

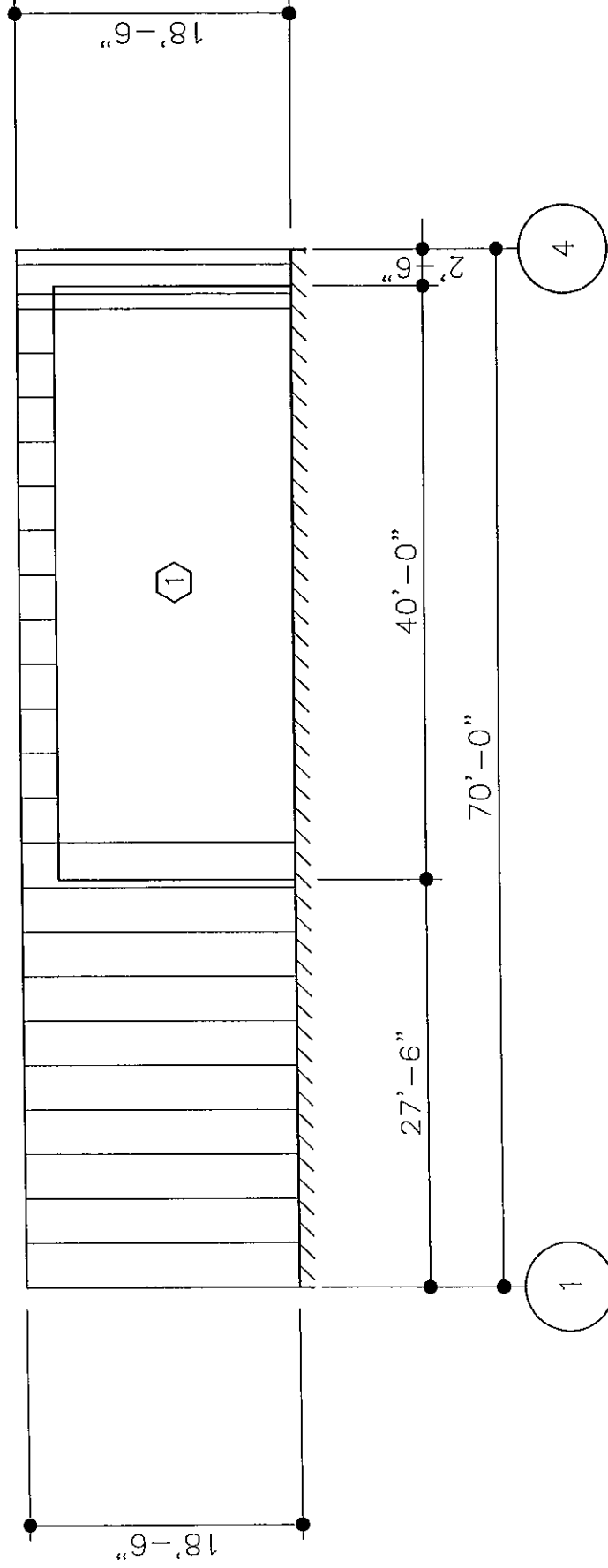


KEY PLAN



FRAMED OPENING SCHEDULE

| (ID) | QTY | WIDTH  | HEIGHT | SILL HEIGHT | LOCATED |
|------|-----|--------|--------|-------------|---------|
| 1    | 1   | 40'-0" | 16'-0" | 0'-0"       | FACTORY |



WALL SHEETING ELEVATION AT LINE H

PANELS: 26 GA. CLASSIC WALL - TBS

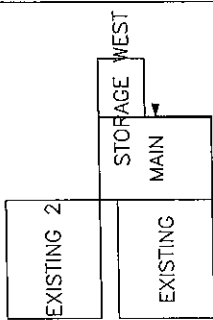
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS  
DATE: 5/24/2019 4:27 PM  
SHEET NUMBER: WOK-19002-R6

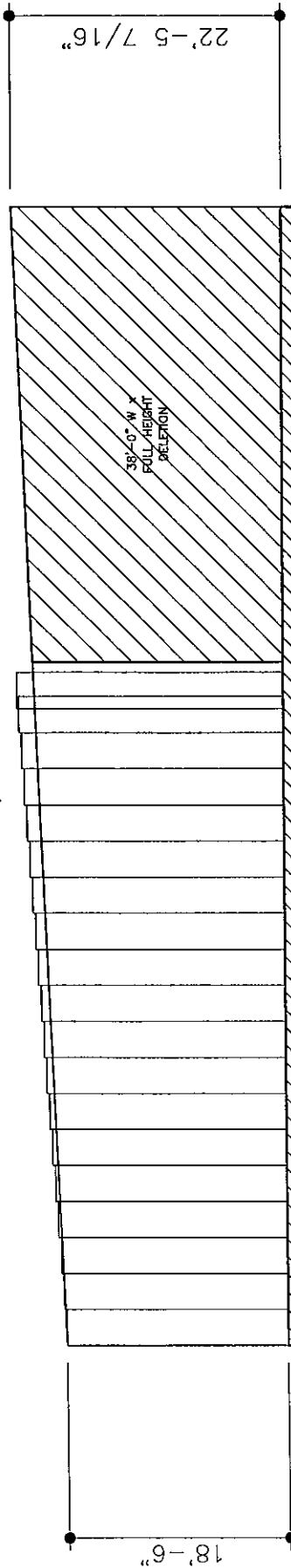
PROJECT NAME: GRAHAMS COLD STORAGE  
CUSTOMER NAME: BATAVIA, NY  
THOMPSON BUILDS  
CHURCHVILLE, NY



KEY PLAN



12  
0.5'



94'-10"

A

H

WALL SHEETING ELEVATION AT LINE 4

PANELS: 26 GA. CLASSIC WALL - TBS

PROJECT NAME: GRAHAMS COLD STORAGE

CUSTOMER NAME: BATAVIA, NY

THOMPSON BUILDS

CHURCHVILLE, NY

DO NOT USE FOR FINAL CONSTRUCTION

5/24/2019 4:27 PM

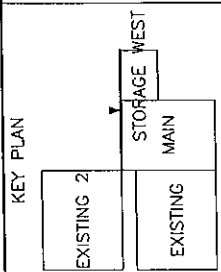
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QUOTE NUMBER: WOK-19002-R6

WS7

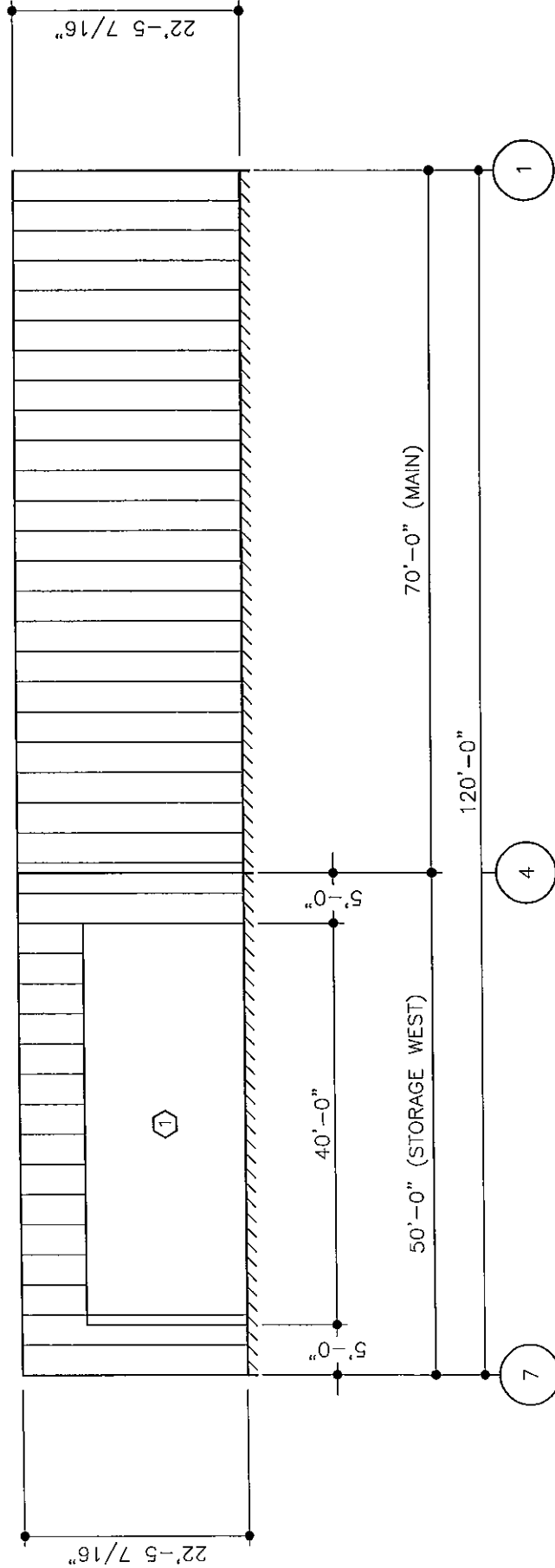
SHEET NUMBER: WS7





FRAMED OPENING SCHEDULE

| QTY | WIDTH  | HEIGHT | SILL HEIGHT | LOCATED |
|-----|--------|--------|-------------|---------|
| 1   | 40'-0" | 16'-0" | 0'-0"       | FACTORY |



WALL SHEETING ELEVATION AT LINE A

PANELS: 26 GA. CLASSIC WALL - TBS

PROJECT NAME: GRAHAM'S COLD STORAGE

CUSTOMER NAME: BATAYIA, NY

THOMPSON BUILDS

CHURCHVILLE, NY

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

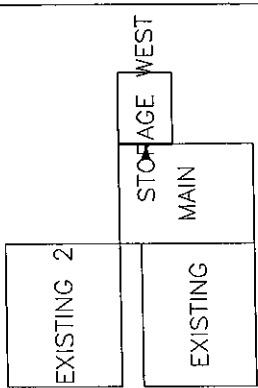
DATE: 5/24/2019 4:23 PM

QUOTE NUMBER: WOK-19002-R6

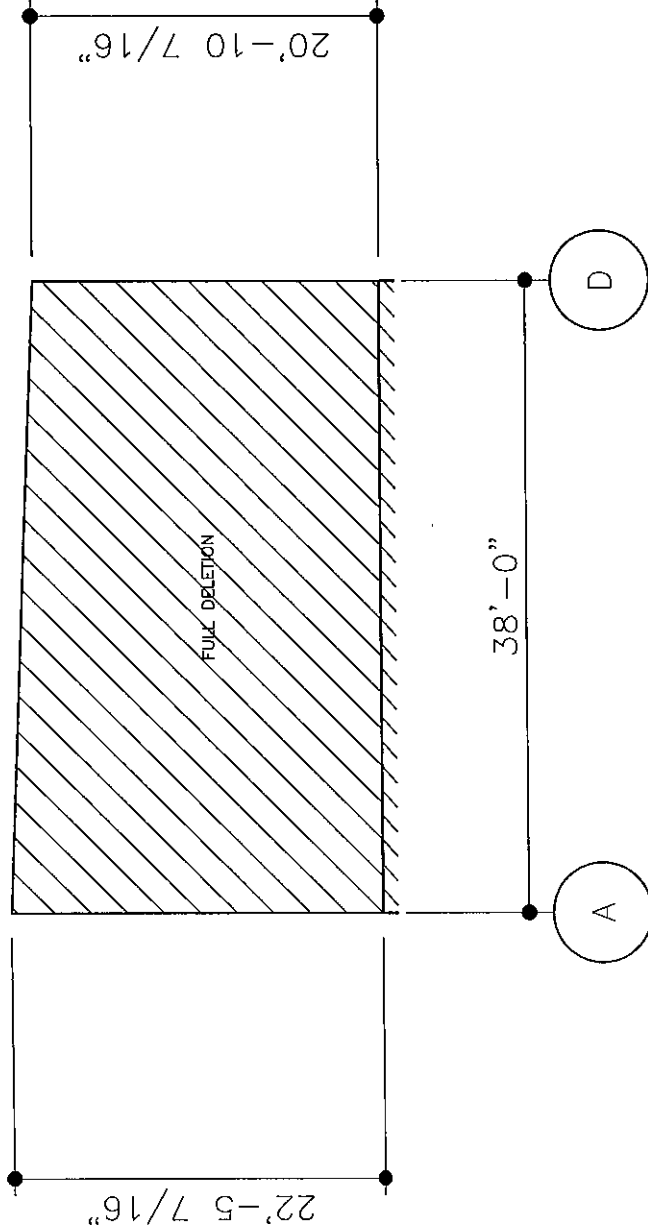
SHEET NUMBER: WS8



KEY PLAN



12' 0.5"



WALL SHEETING ELEVATION AT LINE 4

PANELS: 26 GA. CLASSIC WALL - TBS

DO NOT USE FOR FINAL CONSTRUCTION

5/24/2019 4:27 PM

PRELIMINARY SHEETING ELEVATIONS

CUSTOMER NAME:

BATAVIA, NY

THOMPSON BUILDS

CHURCHVILLE, NY

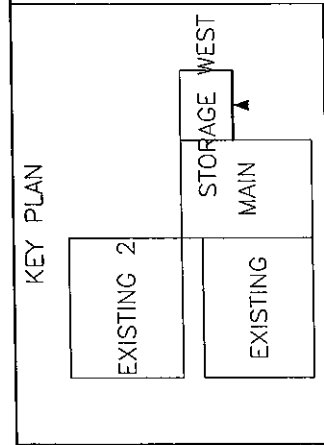
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WOK-19002-R6

SHEET NUMBER:

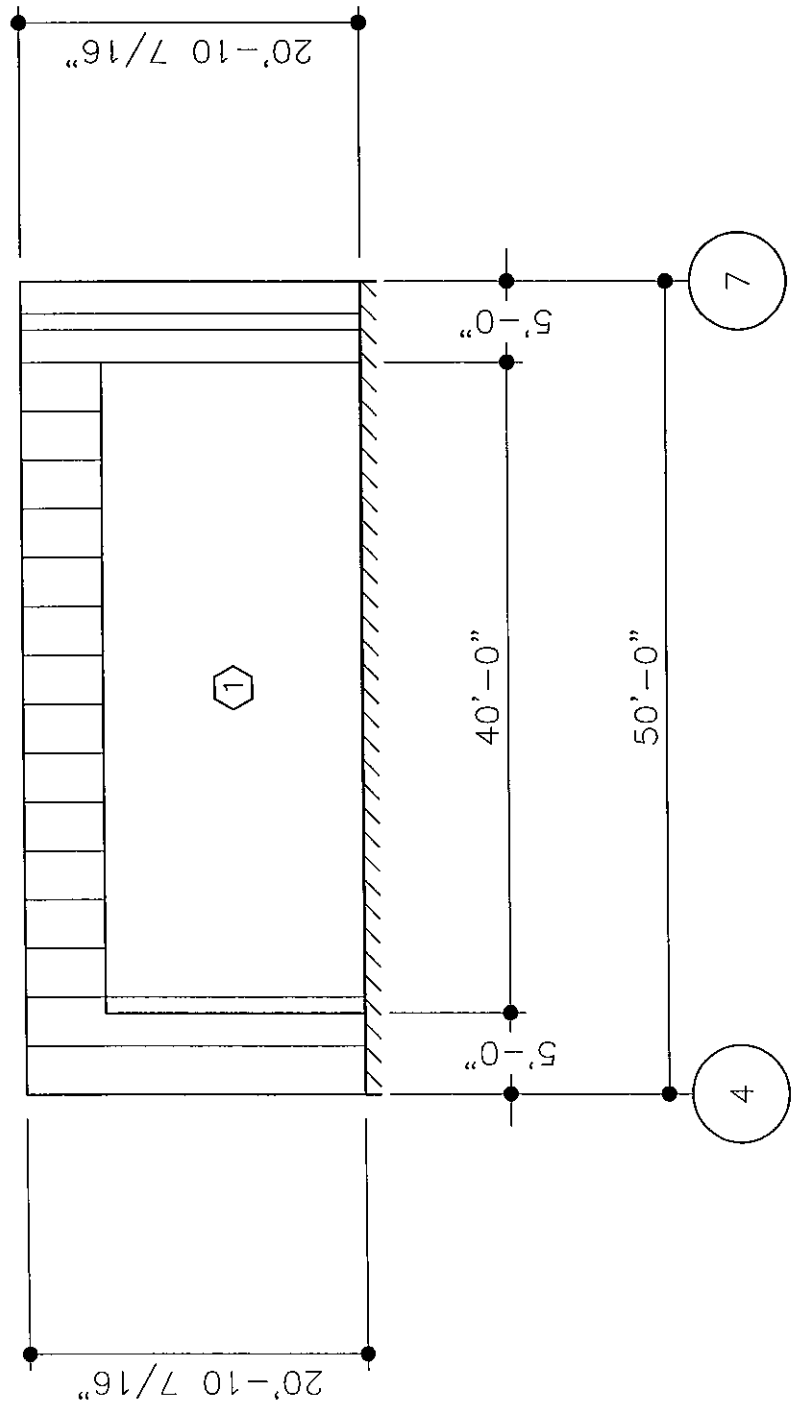
WS17





FRAMED OPENING SCHEDULE

| (D) | QTY | WIDTH  | HEIGHT | SILL HEIGHT | LOCATED |
|-----|-----|--------|--------|-------------|---------|
| 1   | 1   | 40'-0" | 16'-0" | 0'-0"       | FACTORY |



WALL SHEETING ELEVATION AT LINE D

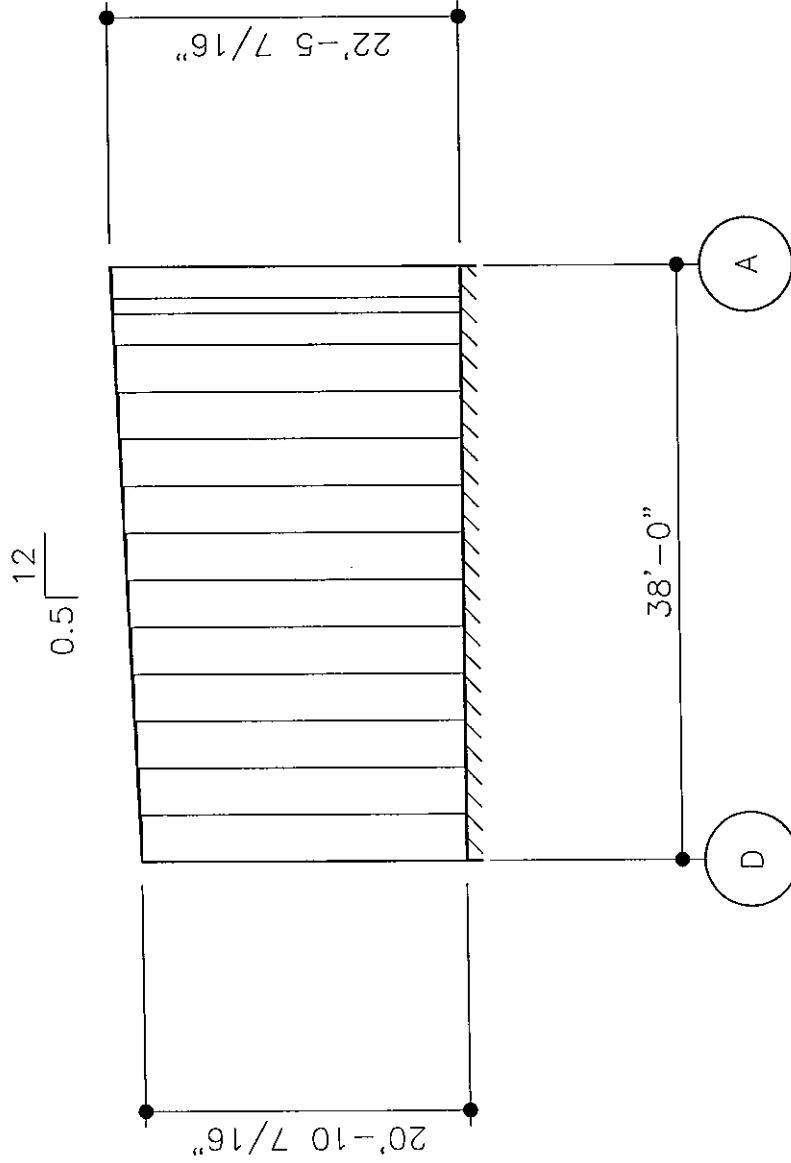
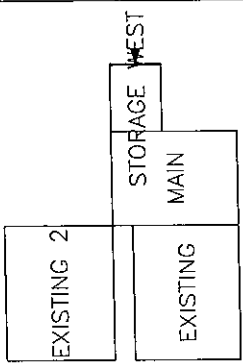
PANELS: 26 GA. CLASSIC WALL - TBS

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS  
 SHEET NUMBER: WS18  
 WOK-19002-R6  
 PROJECT NAME: GRAHAM'S COLD STORAGE  
 BATAVIA, NY  
 THOMPSON BUILDS  
 CHURCHVILLE, NY



KEY PLAN



# WALL SHEETING ELEVATION AT LINE 7

PANELS: 26 GA. CLASSIC WALL -- TBS

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/24/2019 4:27 PM

PRELIMINARY SHEETING ELEVATIONS

WOK--19002-R6

CHURCHVILLE, NY

PROJECT NAME: GRAHAM'S COLD STORAGE

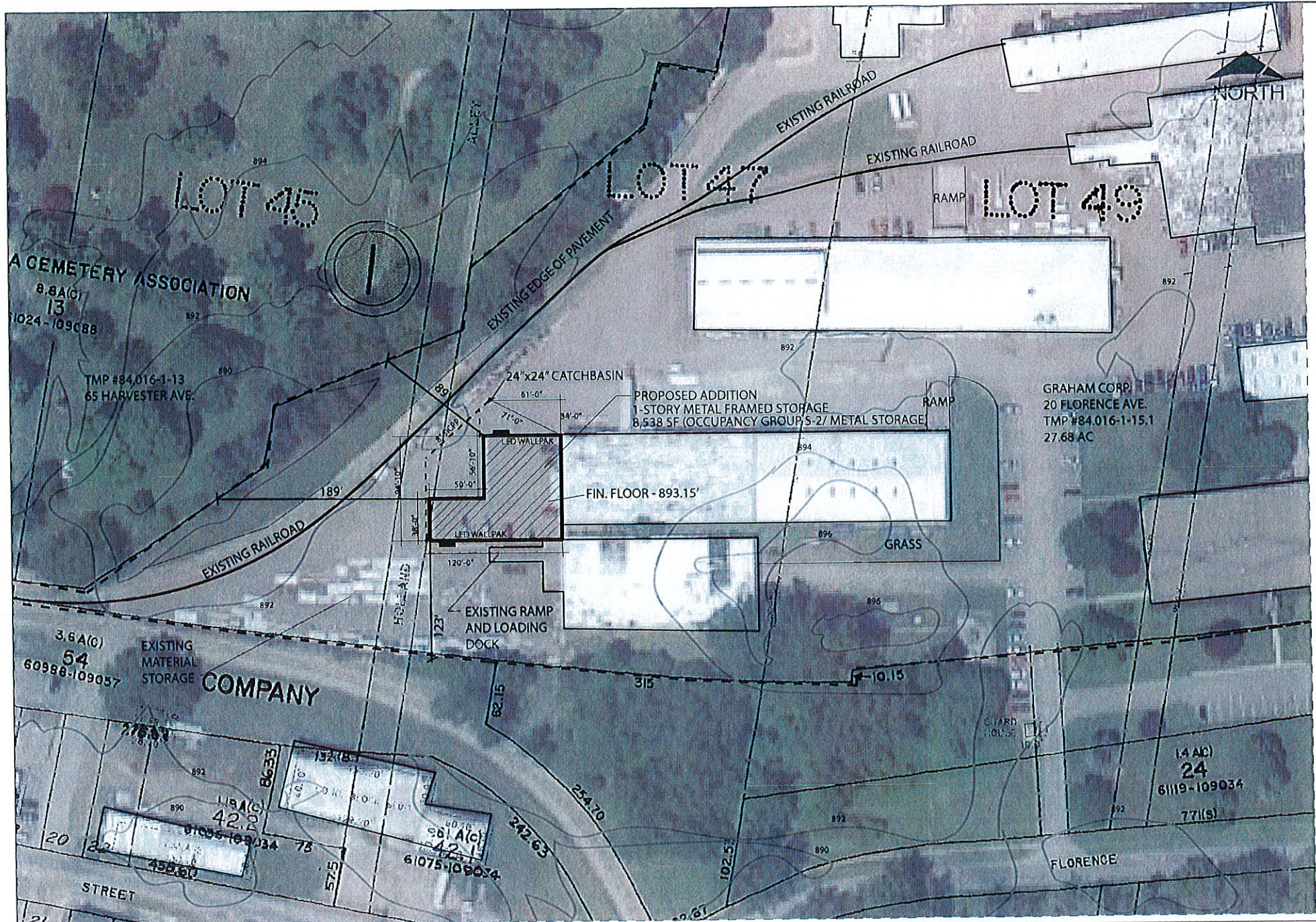
BATAVIA, NY

CUSTOMER NAME: THOMPSON BUILDS

QUOTE NUMBER: WS19







CITY OF BATAVIA

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CEO/ZEO \_\_\_\_\_ DATE \_\_\_\_\_

CHAIR, PLANNING, AND DEVELOPMENT COMMITTEE \_\_\_\_\_ DATE \_\_\_\_\_

STORAGE BUILDING  
FOR GRAHAM  
MANUFACTURING

20 FLORENCE AVE  
BATAVIA, NY 14020

REVISIONS

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GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF BATAVIA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.
3. ALL FLOORS SHALL BE CONSTRUCTED ABOVE GROUNDWATER.
4. SANITARY EFFLUENT SHALL NOT INFILTRATE OR BE DISCHARGED TO A HIGHWAY DRAINAGE DITCH OR STORM DRAIN.
5. NO LOT DRAINAGE SHALL BE DIRECTED TO A HIGHWAY DITCH.
6. DRIVEWAYS ARE TO BE PAVED WITHIN THE STREET RIGHT-OF-WAY AND A CULVERT PIPE OF A SIZE AND TYPE APPROVED BY THE HIGHWAY SUPERINTENDENT IS TO BE PLACED IF REQUIRED.
7. EROSION BARRIERS SHALL BE ERECTED DURING CONSTRUCTION AND REMOVAL OF THE SAME UPON REVEGETATION OF THE DISTURBED AREAS.
8. THE CONTRACTOR SHALL BE REQUIRED TO CLEAN MUD AND DEBRIS FROM PUBLIC ROADS, SHOULDERS AND DRAINAGE DITCHES SERVICING THE CONSTRUCTION SITE DURING AND AFTER THE COMPLETION OF THE PROJECT. THE REQUIREMENT SHALL BE ENFORCED BY THE BUILDING INSPECTOR OR DPW SUPERINTENDENT.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO PROTECT PROPERTY MARKERS AND ALL SURVEY STAKES.
10. SANITARY SEWER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF ALEXANDER, DEPT OF ENVIRONMENTAL CONSERVATION AND NEW YORK STATE STANDARDS.
11. WELL AND WATER SERVICES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE GENESEE COUNTY HEALTH DEPARTMENT AND NEW YORK STATE STANDARDS.
12. DRAINS SHALL DISCHARGE TO STORM DRAINAGE SYSTEMS. WHERE A STORM DRAINAGE SYSTEM IS NOT PRESENT THIS DRAINAGE SHALL BE CONVEYED BY GRAVITY AND DISCHARGED TO SPLASH BLOCKS. DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS OR BE CONNECTED TO STORM SEWERS.
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

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MAY 18TH, 2019

DESIGN BY: TJH  
DRAWN BY: TJH

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT, TO ALTER OR MODIFY THESE PLANS OR THEIR ASSOCIATED SET OF SPECIFICATIONS IN ANY WAY.



LOCATION MAP

OVERALL SITE PLAN



SHEET:

C-100