

PLANNING & DEVELOPMENT COMMITTEE

Tuesday, September 17, 2019

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

AGENDA

I. Roll Call

II. Call to Order

III. Approval of Minutes – 8/20/19

IV. Proposals

Address: *8 Evergreen Dr.*

Applicant: Donald Childs (owner)

Proposal 1: Area Variance to widen an existing 29.29' wide Portland cement driveway by adding 5.71' of Portland cement concrete, creating a total driveway width of 35'

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

Address: *40-70 Ellicott St.*

Applicant: Courtney Cox (Manager for Ellicott Station LLC)

Proposal 2: Minor subdivision of this existing parcel into three new parcels

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

V. Other/ New Business/Updates

VI. Setting of Next Meeting: October 15, 2019

VII. Adjournment

PLANNING & DEVELOPMENT COMMITTEE

DRAFT MINUTES

August 20, 2019

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *David Beatty, Edward Flynn, Matt Gray, Robert Knipe, Duane Preston*

Members absent: Tammy Hathaway

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

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 6:02 pm.

III. Previous Meeting Minutes

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

RESULT: Approval of July 16, 2019 meeting minutes.

IV. Proposals

A. Subdivide this existing residential use parcel into two separate parcels

Address: 376 Bank St.

Applicant: Colin Dailey (owner)

- Actions:**
1. Take the application from the table and review
 2. Public Hearing
 3. SEQR
 4. Discussion and action by the board

1. Take the Application from the Table and Review

MOTION: Mr. Knipe moved to take the application from the table; the motion was seconded by Mr. Gray, and on roll call, was approved 5-0.

RESULT: Application Review

Mr. Preston read the summary of the proposal. Mr. Dailey explained that the property is a large one and he would rather not have to maintain the whole thing. He wishes to subdivide the property, rent the house, and sell the remaining piece of land.

2. Public Hearing

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

RESULT: Public hearing opened at 6:05 pm.

Florence Colton, 400 Bank Street, acknowledge that the property is large and that it would benefit Mr. Dailey to not have to care for the entire thing.

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

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

RESULT: Public hearing closed at 6:07 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. Flynn 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

Mr. Flynn asked Mr. Randall if the setbacks are good, and Mr. Randall said they are.

Mr. Knipe asked if the piece of land remaining after the subdivision is large enough to accommodate building lot setbacks, and Mr. Randall it is.

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

RESULT: Minor Subdivision approval.

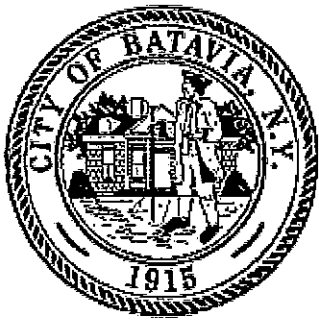
V. Other/New Business/Updates: none

VI. Setting of Next Meeting: September 17, 2019

VII. Adjournment

Mr. Knipe moved to adjourn the meeting at 6:12 p.m.; the motion was seconded by Mr. Preston. All voted in favor.

Meg Chilano
Bureau of Inspection 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: Planning and Development Committee
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 8/29/19

Re: 8 Evergreen Dr.
Tax Parcel No. 84.008-1-43

Zoning Use District: R-1

The applicant, Donald Childs (owner), has applied for a permit to widen an existing 29.29' wide Portland cement driveway by adding an additional 5.71' of Portland cement concrete, creating a total driveway width of 35'

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

Review and Approval Procedures:

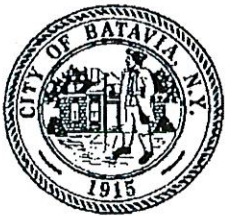
City Planning and Development Committee- Pursuant to section 190-49 C. of the zoning ordinance, the Planning and Development Committee shall review and make recommendations to the ZBA for applications that include parking variances.

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	27.5'	29.29'	35'	7.5' (over permitted)



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: _____

Hearing Date/Time: _____

APPLICANT: Donald Childs dchilds1@rochester.rr.com
Name E-Mail Address
8 Evergreen Dr. 585-861-0140
Street Address Phone Fax
Batavia NY 14020
City State Zip

STATUS: ☒ Owner ☐ Agent for Owner ☐ Contractor

OWNER: Donald Childs dchilds1@rochester.rr.com
Name E-Mail Address
8 Evergreen Dr. 585-861-0140
Street Address Phone Fax
Batavia NY 14020
City State Zip

LOCATION OF PROPERTY: 8 Evergreen Dr., Batavia, NY

DETAILED DESCRIPTION OF REQUEST: Replace existing driveway with a wider driveway

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.

Donald J. Childs 8-22-19
Applicant's Signature Date

Donald J. Childs 8-22-19
Owner's Signature Date

To be Filled out by Zoning Officer

TAX PARCEL: 84.0087-43 ZONING DISTRICT: R-1 FLOOD PLAIN: C

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 E (1) driveway width may not exceed 25% of lot 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.
There will be no undesirable change in the neighborhood character.
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. There are no alternative cures.
3. **Substantiality.** The requested area variance is not substantial. The requested variance is not substantial.
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.
There will be no adverse effect or impact on the physical or environmental condition in the neighborhood or community.
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. The difficulty is not the result of the owner or predecessor.

Ormaed J. Chiedo

Applicant's Signature

8-22-19

Date



Permit No. _____
Date: _____

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

ADDRESS OF PROPERTY: 8 Evergreen Drive, Batavia, NY

OWNER: Donald Childs dchild1@rochester.rr.com
Name E-mail Address
8 Evergreen Drive 585-861-0140
Street Address Phone
Batavia NY 14020
City State Zip

CONTRACTOR: GMA Concrete Design
Name E-mail Address
526 Sprucewood 716-390-9133
Street Address Phone
Williamsville NY 14221
City State Zip

Donald J. Childs 8-22-19
Owner/Contractor's Signature Date

DIMENSIONS OF EXISTING DRIVEWAY: Width 29'3 1/2" Length 60'

DIMENSIONS OF NEW DRIVEWAY / ADDITION: Width 35' Length 60'

SURFACE MATERIAL: Existing Concrete Proposed concrete

To be filled out by Zoning Enforcement Officer

TAX PARCEL: 84.008-1-43 ZONING DISTRICT: R-1 SURVEY: _____

DIMENSIONS OF LOT: Lot Frontage _____ Front Yard _____

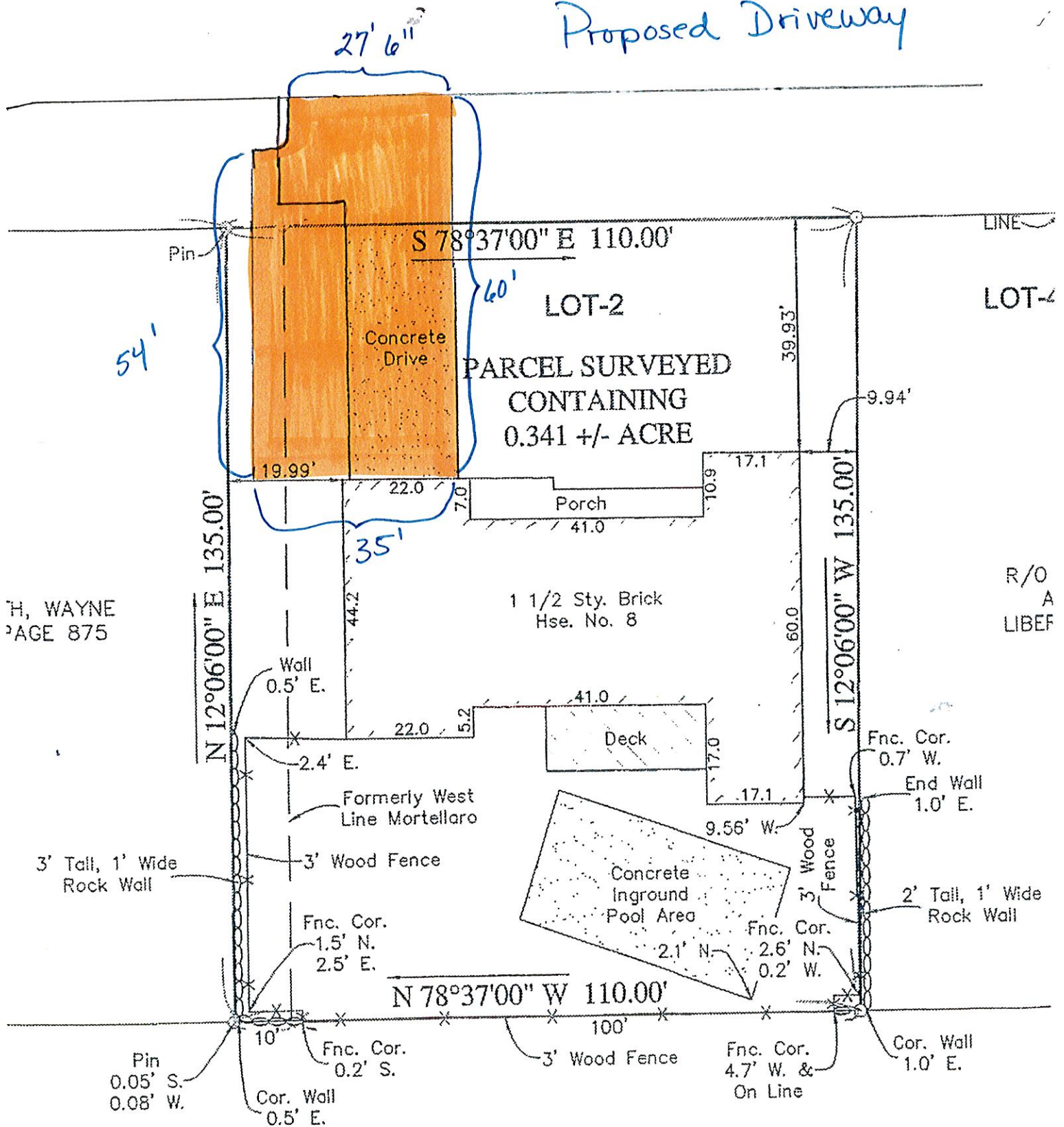
PERCENTAGE OF LOT FRONTAGE: _____ SURFACE MATERIAL: _____

APPROVED: _____ AREA VARIANCE: _____ GRADE PLAN: _____

ISSUING OFFICER: _____ DATE: _____

Evergreen Drive

Proposed Driveway



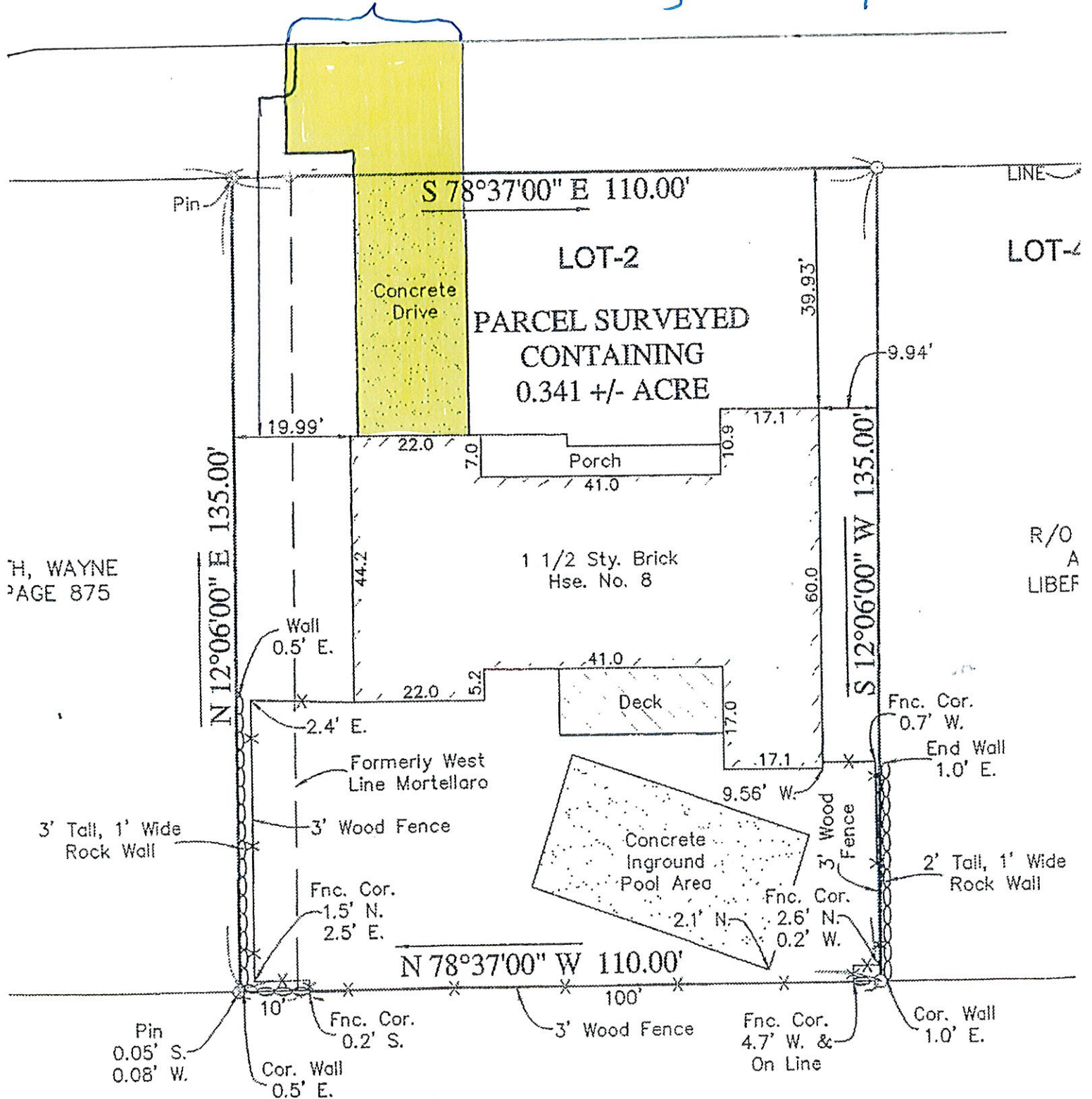
H, WAYNE
PAGE 875

R/O
A
LIBEF

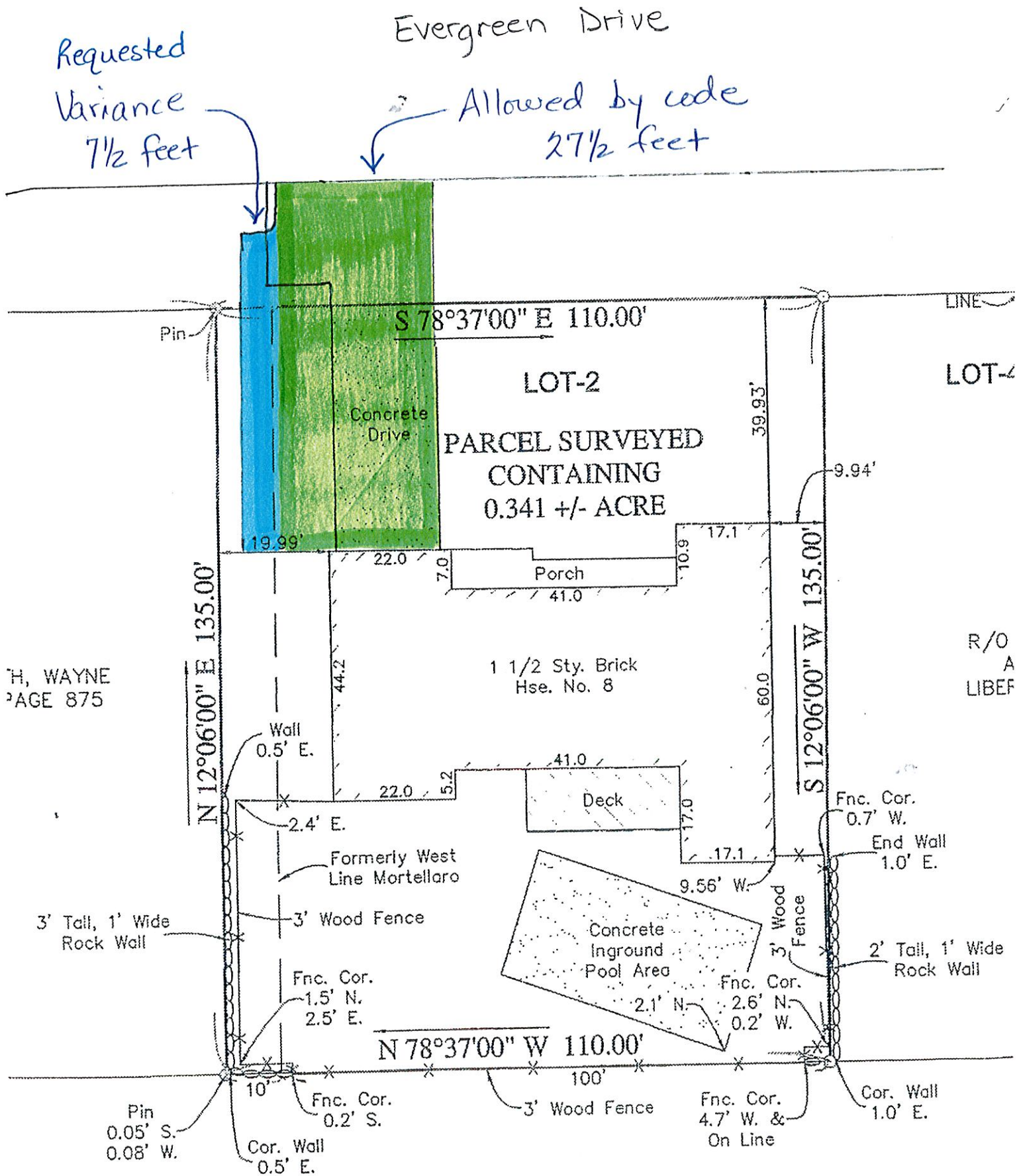
Evergreen Drive

29' 3 1/2"

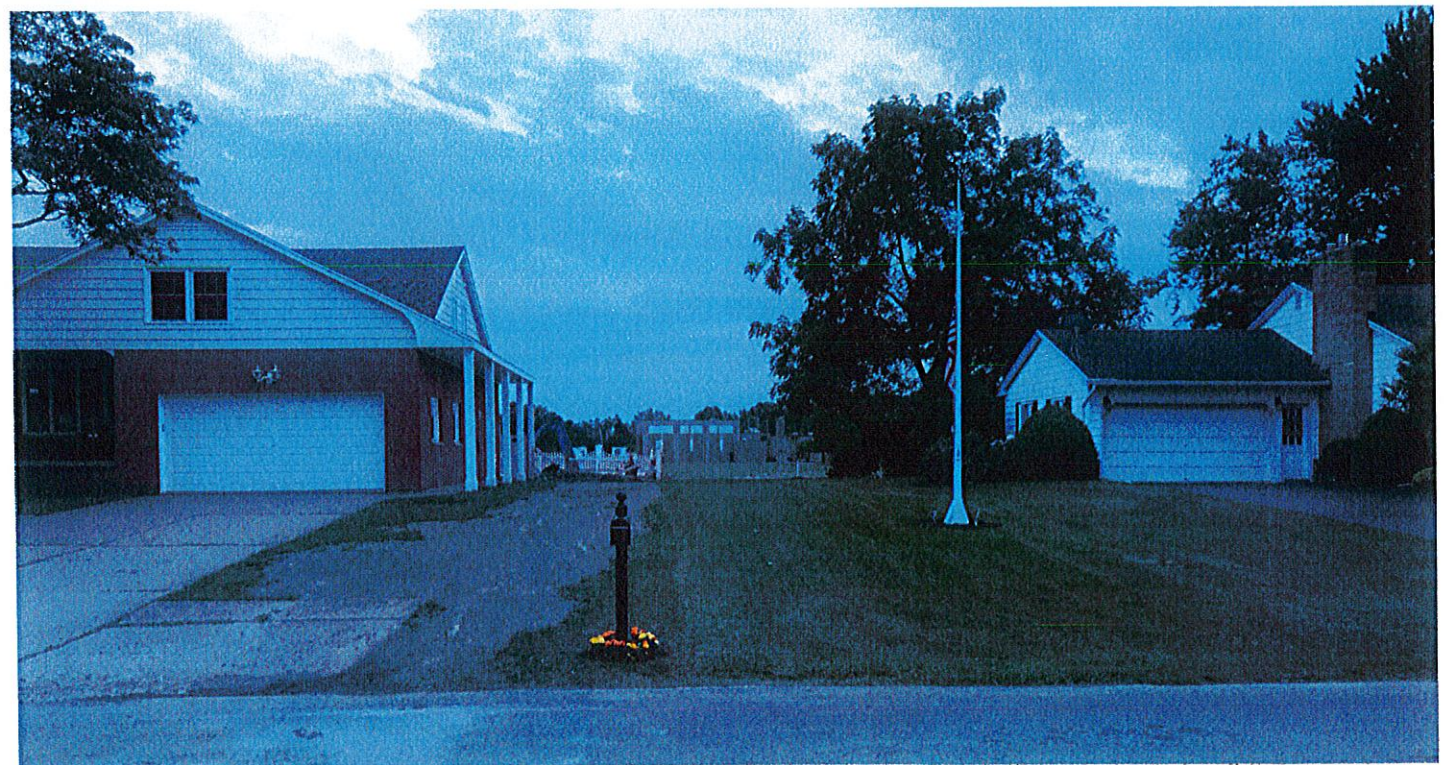
Existing Driveway



H, WAYNE
PAGE 875

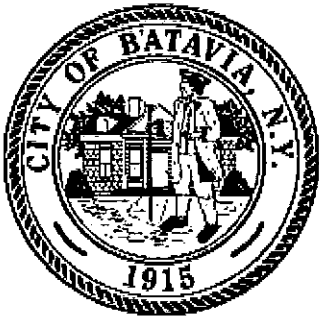


H, WAYNE
PAGE 875





Area of Variance



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: 8/27/19

Re: 40-70 Ellicott St. **(Ellicott Station)**
Tax Parcel No. 84.015-1-2.1

Zoning Use District: C-3, C-2, and I-1

The applicant, Courtney Cox, Manager for Ellicott Station LLC. (owner), has filed a minor subdivision application to divide this existing parcel into three new parcels.

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 162-2 of the Batavia Municipal Code, the Planning and Development Committee is authorized to approve plats.

BMC 162-40 B If the pre-application sketch is approved, the PDC Chairman will sign and date the reproducible sketch.

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) 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) INFORMATIONBoard(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6327 Ext. _____**2. APPLICANT INFORMATION**Name Courtney Cox, Manager for Ellicott Station LLCAddress 500 Seneca St.City, State, Zip Buffalo, NY 14204Phone (716) 332 - 5959 Ext. _____ Email courtney@savarinocompany.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 40-70 Ellicott St.B. Nearest intersecting road EvansC. Tax Map Parcel Number 84.015-1-2.1D. Total area of the property 3.31 acres Area of property to be disturbed _____E. Present zoning district(s) C-3, C-2 and, 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 of minor subdivision request**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

Application No.: 19-05
Date: _____



MINOR SUBDIVISION APPLICATION

CITY OF BATAVIA

10 West Main Street, Batavia, NY 14020
Phone: (716) 343-8180 • Fax (716) 343-9221



ADDRESS OF SUBDIVISION 40-70 Ellicott Street, Batavia

OWNER:

<u>Ellicott Station LLC</u>	<u>courtneyc@SavarinoCompanies.com</u>	
Name	E-mail Address	
<u>500 Seneca Street, Suite 508</u>	<u>716-332-5959</u>	
Street Address	Phone	Fax
<u>Buffalo, NY 14204</u>		
City, State, Zip Code		

SIGNATURE _____

A handwritten signature in blue ink, appearing to be "C. Savarino", written over a horizontal line.



FEES: ___ \$50 Residential Subdivision ___ ☒ \$100 Non-Residential Subdivision

Short Environmental Assessment Form

Part 1 - Project Information

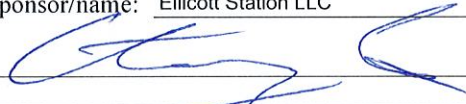
Instructions for Completing

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: Ellicott Station			
Project Location (describe, and attach a location map): 40-70 Ellicott Street (NYS Route 63), Batavia, NY			
Brief Description of Proposed Action: Subdivision of the 3.31 acre property into 3 separate tax parcels consisting of 1.169ac, 1.529ac & 0.612ac.			
Name of Applicant or Sponsor: Ellicott Station LLC		Telephone: 716-332-5959	
		E-Mail: courtneyc@savarinocompanies.com	
Address: 500 Seneca Street, Suite 508			
City/PO: Buffalo		State: NY	Zip Code: 14204
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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Batavia, Planning and Development Committee; Genesee County Planning Board, NYS Homes & Community Renewal		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		3.31 acres	
b. Total acreage to be physically disturbed?		3.31 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.31 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" 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?	NO	YES	
If Yes, identify: _____	<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 services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Genesee County Courthouse Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storm water quality treatment will be provided in an on-site bio-retention area and ultimately existing storm sewer		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
Remediation Sites: C819021, 819019, 819016, 819011		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Ellicott Station LLC</u> Date: <u>8.21.19</u> Signature:  Title: <u>manager</u>		

Project: Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project: _____

Date: _____

Short Environmental Assessment Form

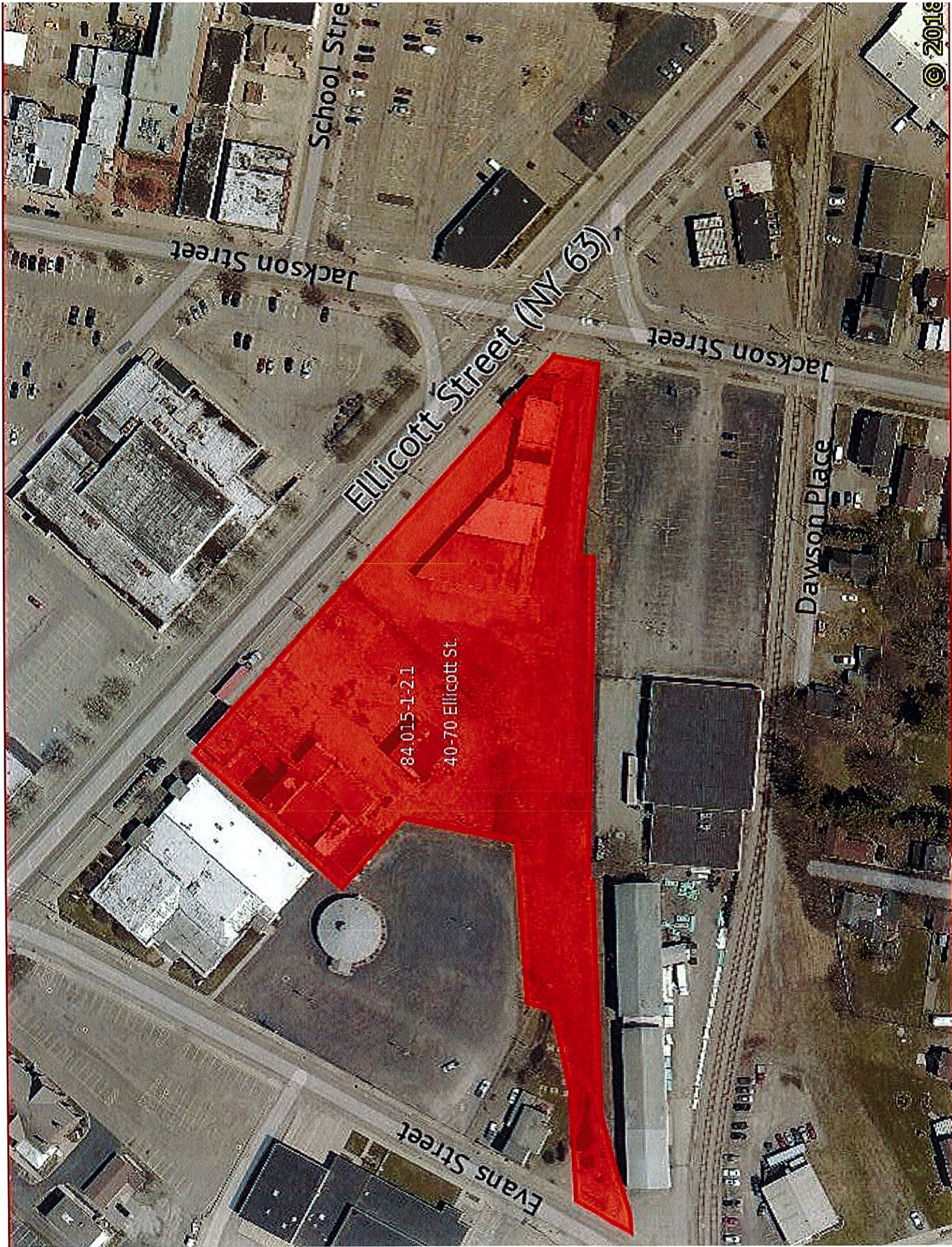
Part 3 Determination of Significance

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.

- ☐ 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.
- ☐ 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.

Name of Lead Agency_____
Date_____
Print or Type Name of Responsible Officer in Lead Agency_____
Title of Responsible Officer_____
Signature of Responsible Officer in Lead Agency_____
Signature of Preparer (if different from Responsible Officer)

PRINT FORM



School Street

Jackson Street

Ellicott Street (NY 63)

Jackson Street

Dawson Place

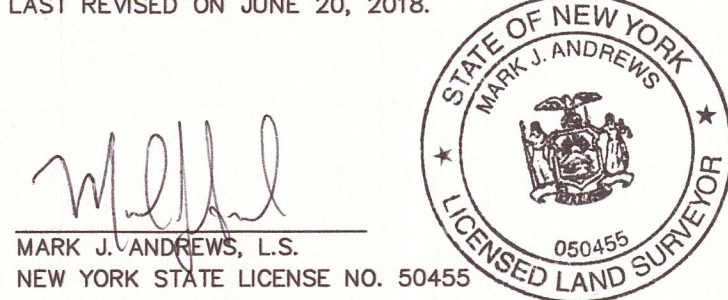
84.015-1-2.1

40-70 Ellicott St.

Evans Street

RESERVED FOR GENESEE COUNTY HEALTH DEPARTMENT

PURSUANT TO CHAPTER 605 OF THE LAWS OF 1985,
I HEREBY CERTIFY THAT THIS SUBDIVISION MAP WAS
PREPARED UNDER MY DIRECTION AND THE OUTBOUNDS
SURVEY OF THE PREMISES CONTAINED WITHIN SAID
SUBDIVISION WAS PREPARED BY AND SHOWN ON A ALTA/NSPS
SURVEY PREPARED BY GPI ENGINEERING, LANDSCAPE ARCHITECTURE
& SURVEYING, LLP JOB NO. 2017602.33 DATED SEPTEMBER 19, 2017
LAST REVISED ON JUNE 20, 2018.



GENESEE COUNTY CLERK'S OFFICE

MAP COVER NO. _____ DATE: _____

COUNTY CLERK: _____

APPROVED BY THE FOLLOWING CITY OF BATAVIA DEPARTMENTS:

CITY ENGINEER AS PER ORDINANCE CHAPTER LXXI _____ DATE _____

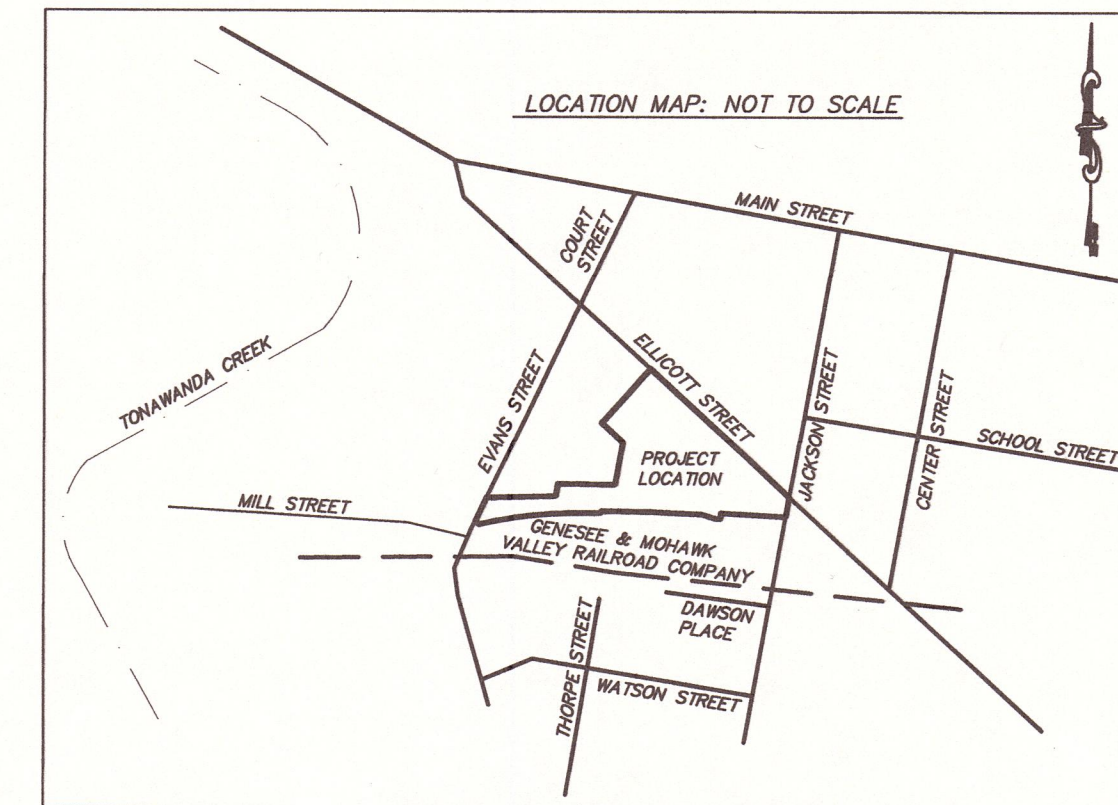
CITY CLERK _____ DATE _____

CITY PLANNING BOARD CHAIRMAN _____ DATE _____

RESERVED FOR GENESEE COUNTY DEPARTMENT OF FINANCE

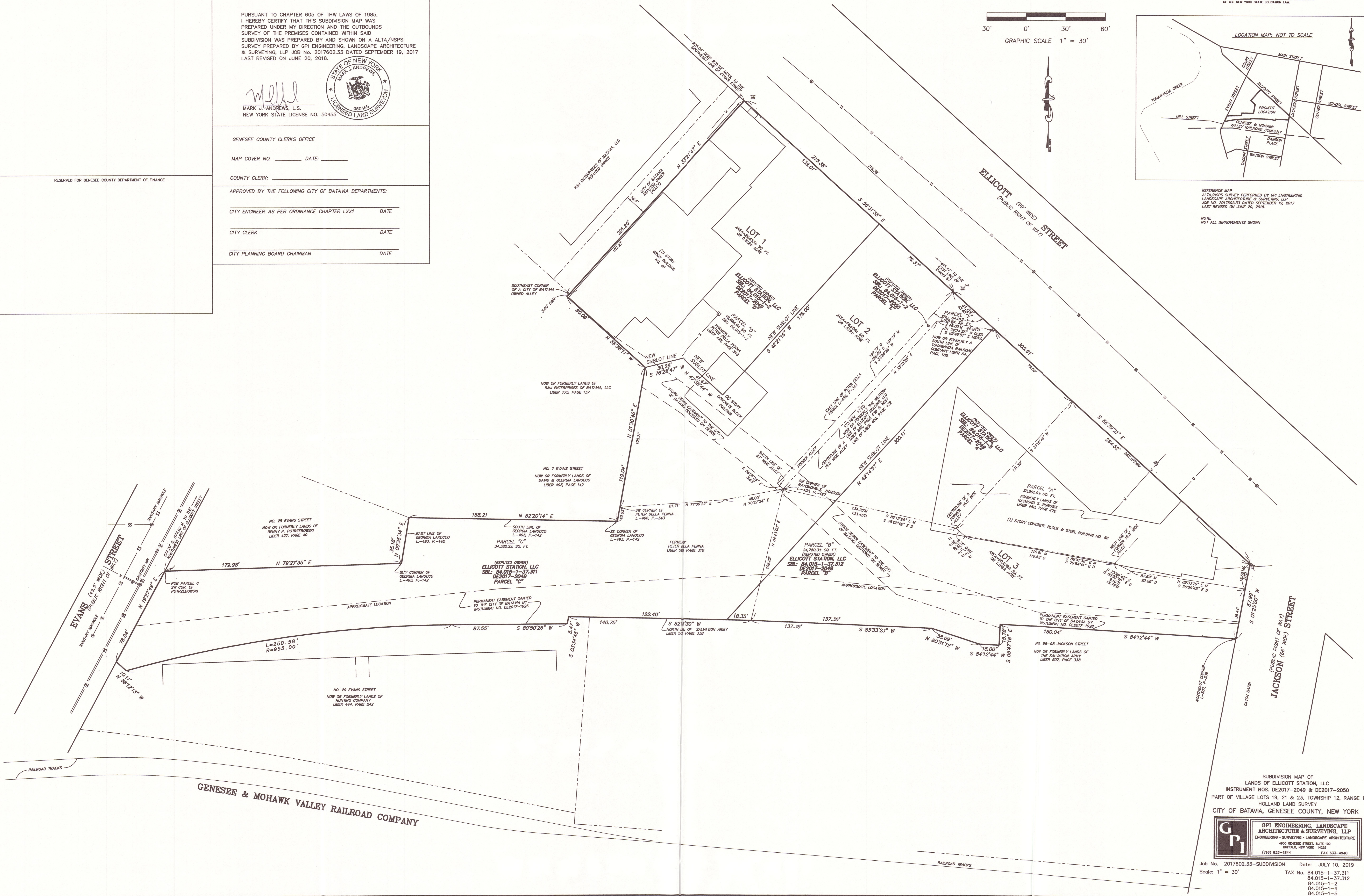
30' 0' 30' 60'
GRAPHIC SCALE 1" = 30'

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS
DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2
OF THE NEW YORK STATE EDUCATION LAW.

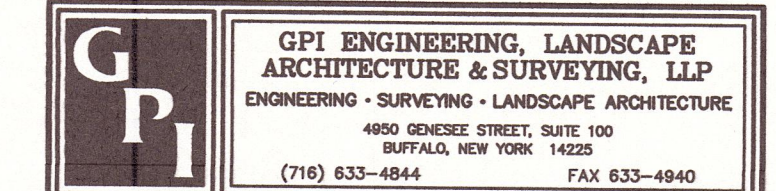


REFERENCE MAP
ALTA/NSPS SURVEY PERFORMED BY GPI ENGINEERING,
LANDSCAPE ARCHITECTURE & SURVEYING, LLP
JOB NO. 2017602.33 DATED SEPTEMBER 19, 2017
LAST REVISED ON JUNE 20, 2018.

NOTE:
NOT ALL IMPROVEMENTS SHOWN



SUBDIVISION MAP OF
LANDS OF ELLICOTT STATION, LLC
INSTRUMENT NOS. DE2017-2049 & DE2017-2050
PART OF VILLAGE LOTS 19, 21 & 23, TOWNSHIP 12, RANGE 1
HOLLAND LAND SURVEY
CITY OF BATAVIA, GENESEE COUNTY, NEW YORK



Job No. 2017602.33-SUBDIVISION Date: JULY 10, 2019
Scale: 1" = 30' TAX No. 84.015-1-37.311
84.015-1-37.312
84.015-1-2
84.015-1-4
84.015-1-5