



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-04-BAT-03-24

Review Date

3/14/2024

Municipality
Board Name
Applicant's Name
Referral Type
Variance(s)
Description:

BATAVIA, T.

PLANNING BOARD

Sonbyrne Sales Inc. (Byrne Dairy)

Special Use Permit

Special Use Permit and Site Plan Review for a new convenience store and gas station.

Location
Zoning District

Lewiston Rd. (NYS Rt. 63), Batavia

Commercial (C) District

PLANNING BOARD RECOMMENDS:

NO ACTION TAKEN

EXPLANATION:

Due to a lack of quorum, the Genesee County Planning Board will not be able to make a formal recommendation. Non-binding Department Staff Recommendation: Given that this development is within a Certified Smart Growth Reserved Development Area, all development on the site must conform to the site master plan in order for the development to have automatic access to a public water hookup. The master plan agreed to between the Town of Batavia and Genesee County had the intention of creating a pedestrian friendly environment. The master plan depicts "Lot A" as having the parking area behind the commercial building, additional greenspace, landscaping and street trees, as well as pedestrian amenities like sidewalks. The Department has provided the Town with an example of an "inverted gas station" to illustrate the type of site configuration that would allow a convenience store/gas station to closely conform to what was envisioned for the site. This design would also have the added benefit of buffering current and future neighboring residential properties from the sights and smells related to the gas sales part of the operation.

Director

March 14, 2024

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.

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 # T-04-BAT-03-24



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
3/7/2024

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) Town of Batavia Planning Board

Address 3833 West Main St Rd

City, State, Zip Batavia, NY 14020

Phone (585) 343 - 1729 Ext. 238

2. APPLICANT INFORMATION

Name Sonbyrne Sales Inc. (Byrne Dairy)

Address 805 Trione St

City, State, Zip Daphne, AL 36526

Phone (518) 222 - 5323 Ext. _____ Email christian.brunelle@byrned

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 8287 Lewiston Rd

B. Nearest intersecting road Veterans Memorial Drive

C. Tax Map Parcel Number 8.-1-7

D. Total area of the property 1.76 Acres Area of property to be disturbed 1.5 Acres

E. Present zoning district(s) Commercial District

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
Town of Batavia Zoning Code Section 235-27, B-4 and Zoning Section 235-37

C. Please describe the nature of this request Construction of a 4,232 sq/ft Convenience Store and Gasoline Fueling Facility

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: _____

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

Name Matthew Mahaney Title CEO Phone (585) 343 - 1729 Ext. 238

Address, City, State, Zip 3833 West Main St Rd Batavia, NY 14020 Email mmahaney@townofbatavia.com

Agricultural Data Statement

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: <u>Hix Snedeker Companies</u> Address: <u>805 Trione St</u> <u>Daphne, AL 36526</u>	Name: <u>Phillip Call</u> Address: <u>8127 Lewiston Rd</u> <u>Batavia, NY 14020</u>

1. Type of Application: Special Use Permit; Site Plan Approval ; Use Variance;
(circle one or more) Subdivision Approval

2. Description of proposed project: Construction of a 4,232 sq/ft convenience store and gasoline fueling facility

3. Location of project: Address: 8287 Lewiston Rd Batavia, NY 14020
Tax Map Number (TMP) 8.-1-7

4. Is this parcel within an Agricultural District? NO YES (Check with your local assessor if

5. If YES, Agricultural District Number 2 you do not know)

6. Is this parcel actively farmed? NO YES

7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: <u>Call Farms</u> Address: <u>8127 Lewiston Rd</u> <u>Batavia, NY 14020</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES
Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by:

[Signature]
Signature of Municipal Official

3/7/24
Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

Building and Zoning Application Permit No. _____

Town of Batavia 3833 West Main Rd. Batavia NY 14020 PH. 585-343-1729

Date 1 / 22 / 2024 Zone C Flood Zone No Wellhead Protection No Corner Lot Yes

New Construction Fence Pond Sign Alteration(s) Addition Demolition
Accessory Bldg. Mobile Home Fill Permit Home Occupation Land Separation Site Plan Approval
Special Use Permit Temporary Use Subdivision Zoning Variance Request Other Specify: _____

Tax Map No. 8.-1-7 (Lot 1)

Owners Name Hix Snedeker Companies Phone No. (518) 222-5323

Address 805 Trone St, Daphne, AL, 36526 Project Road Width 183 ft

Applicants Name Sonbyrne Sales, Inc. - Christian Brunelle Project Address 8287 Lewiston Rd

E Mail Address Christian.brunelle@byrnedairy.com Phone No (315) 420-7575

Description of Project: *See Attached*

Existing Use Vacant - Farm Land Proposed Use Gasoline Station Market - Convenience Store

Estimated Cost Building \$600,000 Plumbing \$ TBD Mechanical TBD Miscellaneous -

SEQR CLASSIFICATION Type 1 Type 2 Unlisted


Review completed by Planning Board Zoning Board of Appeals

Permit Fee \$ _____ Application Date ___/___/___ Permit Expires On ___/___/___

Issuing Officer _____ Date ___/___/___

IN SIGNING THIS DOCUMENT I HEARBY GIVE THE RIGHT OF AN ON SITE INSPECTION TO THE TOWN OF BATAVIA CODE ENFORCEMENT OFFICIAL OR THEIR DESIGNE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PREFORMANCE OF CONSTRUCTION.

I, Christian Brunelle, as Owner or Authorized Agent hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge.



2-5-2024

Signature of Owner or Authorized Agent

Date

TOWN OF BATAVIA PLANNING BOARD

TOWN HALL
3833 West Main St. Rd., Batavia, New York 14020
(585) 343-1729

TO: Involved and Interested Agencies – Batavia Byrne Dairy

- * Genesee County Planning
- * New York State DOT
- * New York State DEC

FROM: Jonathan Long, Vice Chairman, Town of Batavia Planning Board

DATE: March 7, 2024

NOTICE OF INTENT TO ESTABLISH LEAD AGENCY

Pursuant to the State Environmental Quality Review (SEQR) Act and 6 NYCRR 617.6 please be advised that the Town of Batavia Planning Board intends to establish itself as Lead Agency for the purposes of fulfilling the SEQR requirements relative to the proposed action – The project involves the construction of a 4,232 square foot convenience store and gasoline fueling facilities (4 fueling dispensers) along with associated parking, utilities, landscaping, and stormwater management system. The property will be accessed from the future Rumsey Road, which is proposed to be constructed under the 8287 Lewiston Road subdivision. Water, sanitary sewer, storm drainage, natural gas, cable and electric utilities will be required to be extended to the site.

The proposed action appears to be an unlisted Action under SEQR, requiring it to be appropriate to undertake a coordinated review. A Long Form Environmental Assessment Form, Part I, is enclosed, pursuant to 6 NYCRR 617.6.

In order to expedite the Lead Agency designation process, please respond to the Notice of Intent to establish lead agency **by April 12, 2024.**

If no response is received, it will be assumed that no objection exists regarding the establishment of the Town of Batavia Planning Board as lead agency, and the SEQR review will proceed. If you have any questions, please call the Batavia Town Hall (585) 343-1729.

TOWN OF BATAVIA PLANNING BOARD
SEQR LEAD AGENCY COORDINATION REQUEST

Name of Involved Agency: Genesee County Planning

Address: 3837 W. Main Street Rd.


Batavia, NY 14020-9404

Title of Action: **“Proposed Batavia Byrne Dairy” – Rumsey Road, Batavia, NY**

() This agency has no objection to the Town of Batavia Planning Board Acting as Lead Agency for this action.

() This agency wishes to assume Lead Agency Status for this action.

Comments: Please refer to Genesee County Planning Board recommendation to be issued March 14, 2024

	<u>Director of Planning</u>	<u>3/8/2024</u>
Signature	Title	Date

Please return by April 12, 2024:

Jonathan Long, Vice Chairman
Town of Batavia Planning Board
3833 West Main Street Road
Batavia, New York 14020

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: Town of Batavia Planning Board - Site Plan Approval & Special Use Permit for Batavia Byrne Dairy			
Project Location (describe, and attach a location map): NYS Rt. 63 (Lewiston Road), Town of Batavia; Part of Tax Map #: 8.0-01-7			
Brief Description of Proposed Action: The project involves the construction of a 4,232 square foot convenience store and gasoline fueling facilities (4 fueling dispensers) along with associated parking, utilities, landscaping, and stormwater management system.			
Name of Applicant or Sponsor: Sonbyrne Sales, Inc. Attn: Christian Brunelle		Telephone: (315) 214-6455 Ext. 502 E-Mail: christian.brunelle@byrmedairy.com	
Address: 171 Rt. 5			
City/PO: Weedsport		State: New York	Zip Code: 13166
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 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: See Below.			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ ±1.76 acres b. Total acreage to be physically disturbed? _____ ±1.5 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±1.76 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

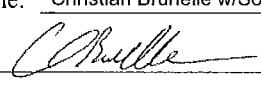
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

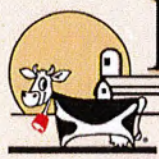
Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

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 plan?	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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<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: _____ Discharge to NYS DOT stormwater conveyance system along Rt. 63.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Stormwater Management Basin, Size: TBD	NO	YES
	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Christian Brunelle w/Sonbyrne Sales, Inc. Date: February 5, 2024

Signature:  Title: Senior Executive Vice President



**BYRNE
DAIRY**



Sonbyrne Sales, Inc.

Proposed Batavia
Byrne Dairy Store
Town of Batavia

**BYRNE
DAIRY
& DELI**



Because it's Fresh

MILK • ICE CREAM • PIZZA • SUBS

Existing Site



PROPOSED BATAVIA BYRNE DAIRY



PROPOSED BATAVIA BYRNE DAIRY



Inside Store



Coffee Bar

Produce Table



Made To Order
Fresh Subs
And Salads



Inside Store

Full line of
Groceries

Hot and Fresh
Meal Options

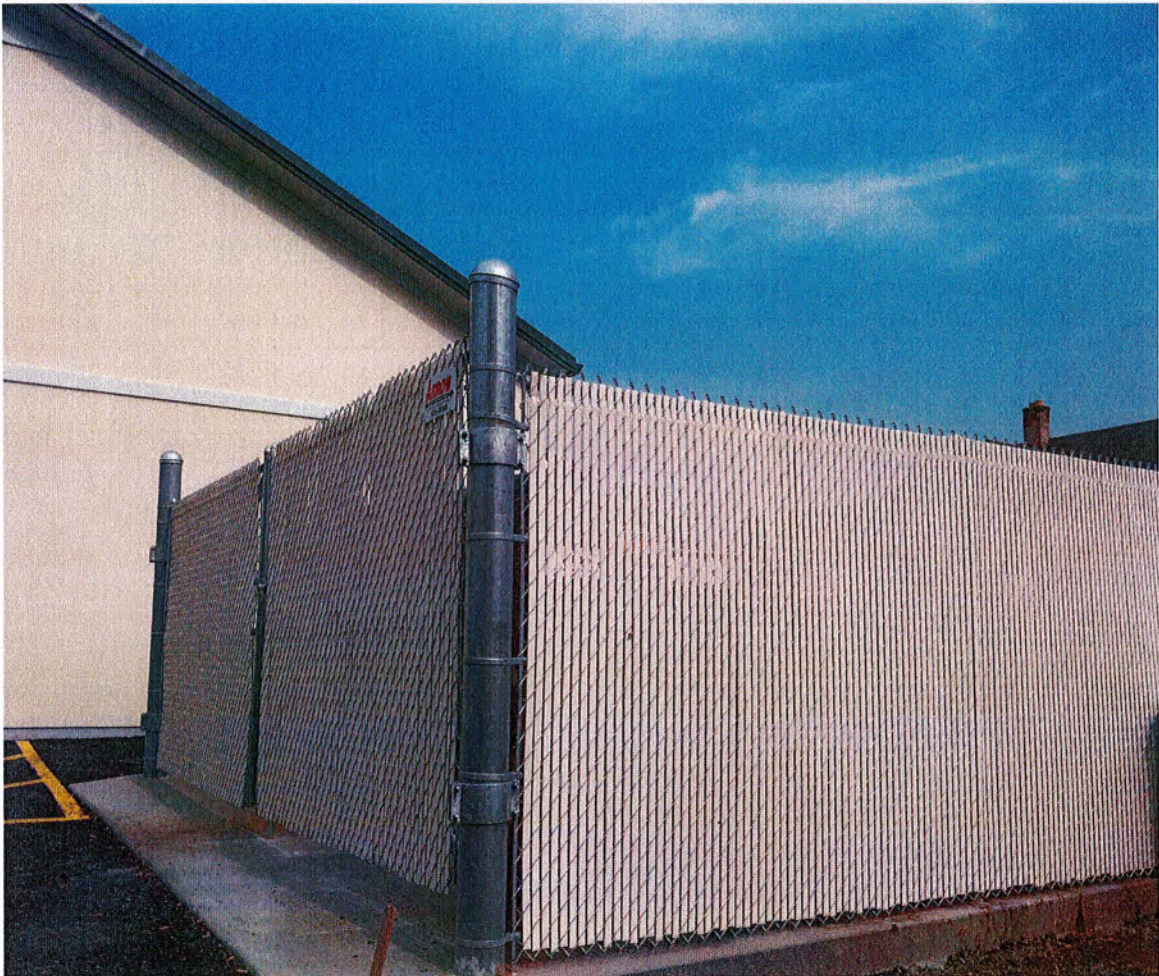


Dairy Case and Frozen
Foods

Flush Parking Bollards



Dumpster Enclosure



Batavia Byrne Dairy Signage Package

#1

Free Standing Sign:
Size (sq. ft): 48 sq ft.
Height: 20'
Internally Illuminated

#2

Building Sign:
Size 49 sq ft.
Internally Illuminated

Awning / Canopy Signs:

Canopy Graphics -
Vinyl Lettering (Non-illuminated)
2' x 8' = 16 sq. ft. (per side)

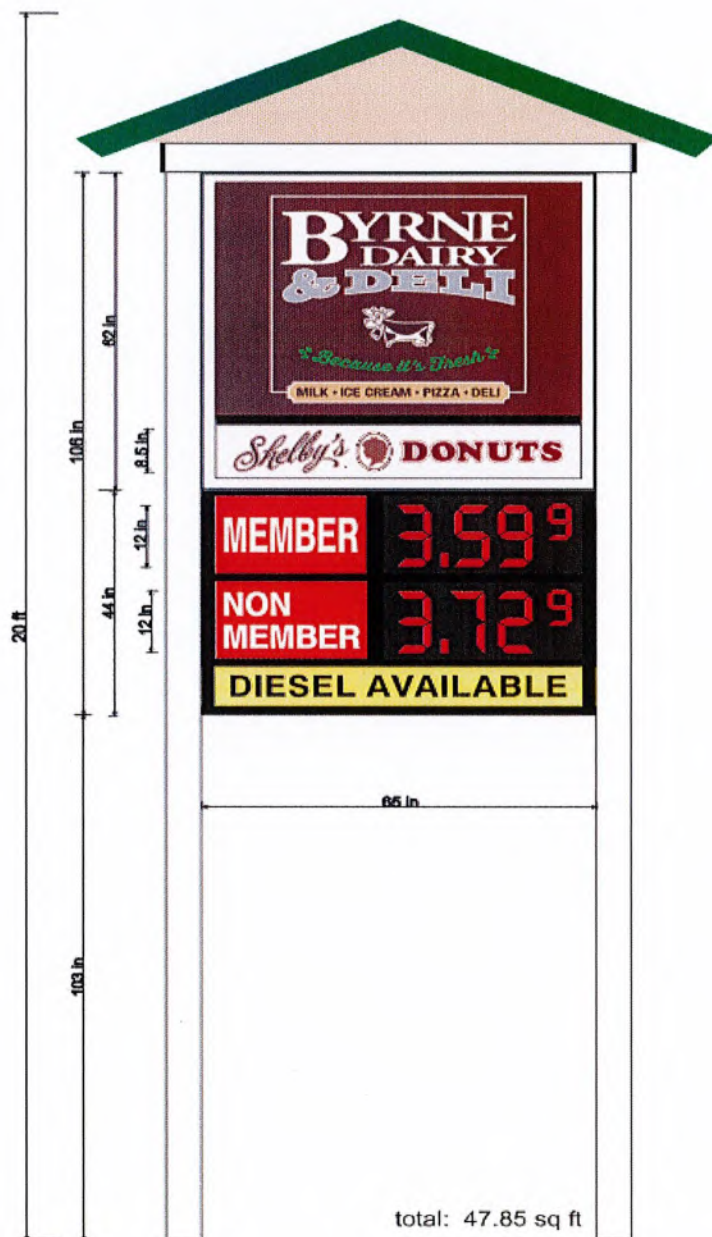
Sign #1

Free Standing Sign:

Size (sq. ft): 48 sq ft.

Height: 20'

Internally Illuminated



Sign #2

Building Sign:
3' 6" x 14' = 49 sq ft.
Internally Illuminated



Awning / Canopy Signs

Canopy Graphics -
2' x 8' = 16 sq. ft. (per side)
Vinyl Lettering (non-illuminated)



Batavia Byrne Dairy Lighting Package

1. Yard Lights - 12' Pole Mount
Cree LED Fixture
IDA Approved "Dark Sky Friendly"
2. Wall Lights - 9' Mounting Height
Cree LED Fixture
IDA Approved "Dark Sky Friendly"
3. Fuel Canopy Lights– Recessed
Cree LED Fixture
IDA Approved "Dark Sky Friendly"



Batavia Byrne Dairy Project

Letter of Intent

8287 Lewiston Rd

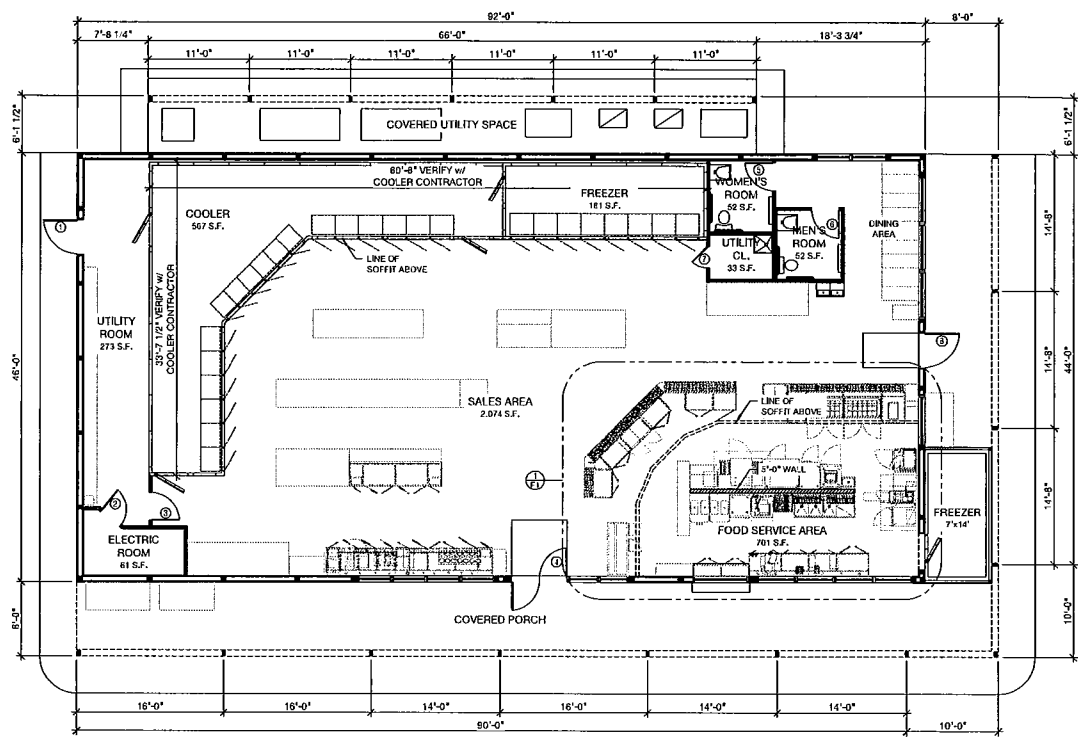
(Off Route 63)

Sonbyrne Sales, Inc. would like to construct and operate a new Byrne Dairy Retail Store and Fueling Facility off Lewiston Road (Route 63) in the Town of Batavia, NY. The parcel is approximately 1.76+/- acres with 172'+/- of frontage along Lewiston Road (Route 63). The site is currently a soy field. The new store will be 4,232+/- sq. ft. (46' Wide x 92' Long, 24' High) and will have porches attached to the South and West side of the main building. The building is wood frame construction with masonry siding and a metal roof. A freestanding fuel canopy will have four (4) fuel pumps, eight (8) fueling positions, and is 40' Wide x 104' Long. The site has existing Public Water and Public Sewer available. The site will have two (2) curb-cuts (driveways) – both being off a future town road. The store will operate 24 hours per day/365 days per year. An outside, screened dumpster enclosure will be used for refuse and recycling removal. LED and “Dark Sky” approved lighting will be used for ALL exterior site lighting and fuel canopy lighting. The operation will employ in excess of twenty-five (25) employees or approximately sixteen (16) +/- full-time equivalent employees. The proposal will comply with all NYSDEC Stormwater regulations’ (SWPPP). The site is currently zoned Commercial (C).

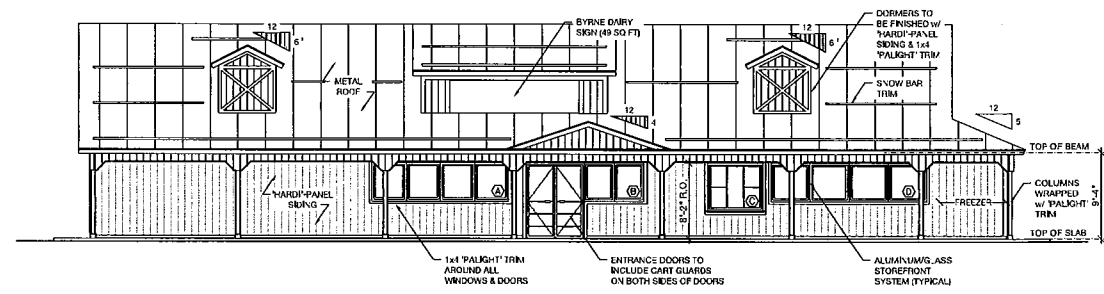
Date: 2-5-2024



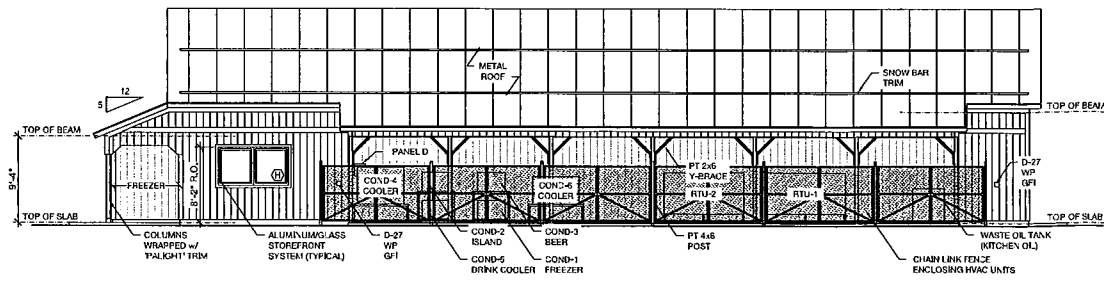
Christian Brunelle – Sonbyrne Sales Inc.



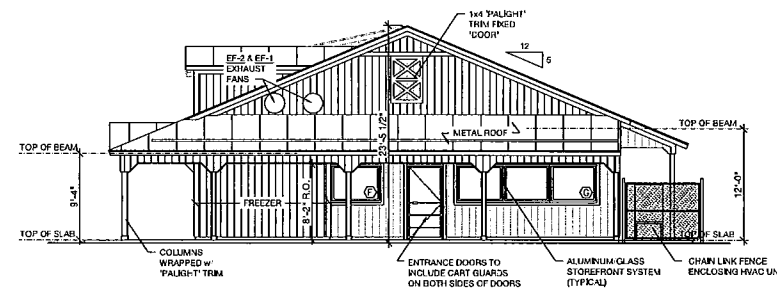
FLOOR PLAN
1/8"=1'-0"



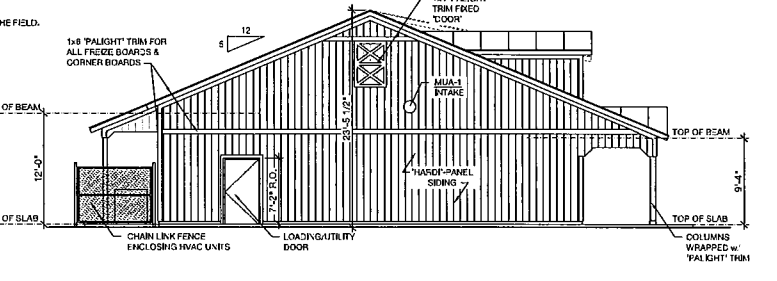
WEST ELEVATION
1/8"=1'-0"



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



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



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

EXTERIOR COLORS:

- SIDING (HARD-PANEL): SHERWIN WILLIAMS AGED WDRY #2459-923
- TRIM (PALKHIT): WHITE
- METAL ROOF: EVERGREEN
- GUTTERS & DOWNSPOUTS: EVERGREEN (TO MATCH ROOF)
- ALUMINUM STOREFRONT: BROWN

*EXTERIOR PAINT TO HAVE A SATIN SHEEN FINISH.
*ALL SIDING TO BE FACTORY PRIMED & PAINTED w/ (2) COATS IN THE FIELD.



DONAHOE GROUP
4503 NORWEST TOWNSHIP RD.
MASCARUS, NEW YORK 12108
915 873 2853 FAX 315 873 3300

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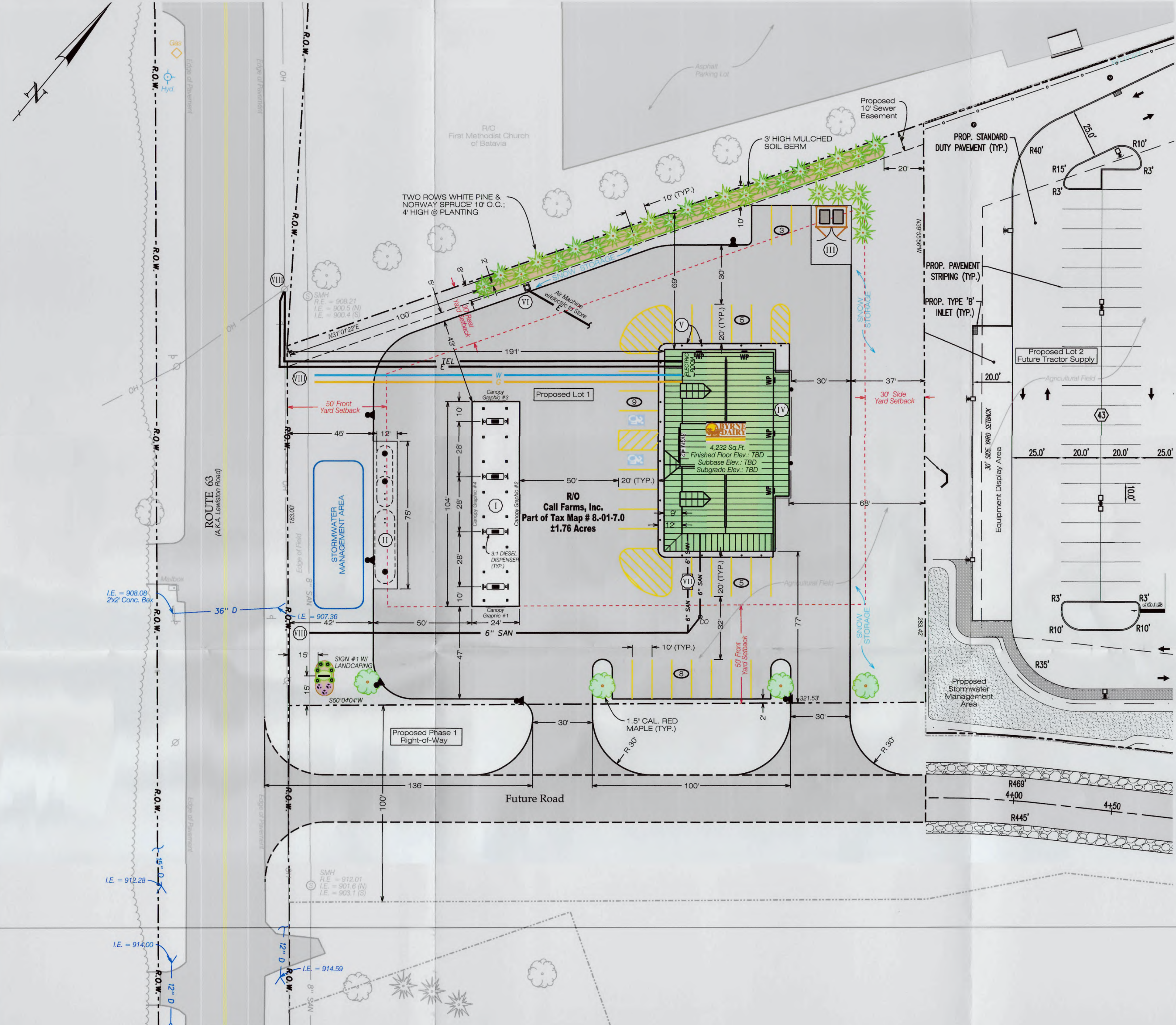
Part 6550a of Title VIII of the Education Law of New York Prohibits any and all alterations to this drawing or document by any person, unless acting under the direction of a Licensed Architect. Any such alteration shall be noted, dated, and signed by the altering Architect in accordance with the requirements of part 6550a.

NEW BUILDING FOR:
SONBYRNE SALES BYRNE DAIRY
8287 LEWISTON ROAD
BATAVIA, NEW YORK 14020

PLAN & ELEVATIONS

DRAWN	DATE
CPD	
CHECKED	DATE
TAP	
DATE	SUBMISSION
PROJECT	
24004	

A-1



Key

Existing	Proposed
--- Property Line	⊙ Number of Parking Spaces
- - - R.O.W. - - - Right of Way	⊕ Handicapped Parking w/ Applicable Signage
- - - Lot Line	- E - TEL - Underground Electric / Telephone
R/O Repute Owner	- 4" SAN - Sanitary Sewer Lateral w/ Size
Tree	- G - Gas Service
Vegetable Line	- D - Drainage Pipe
OH Overhead Utility	- W - Drainage Swale
Utility Pole	- CB - Catch Basin
8" SAN Sanitary Sewer w/ Size	⊕ Pipe Outlet Protection
Sanitary Manhole	⊕ Light Pole & Fixture / Wall Pack
G Gas Main	Tree / Shrub
12" D Drainage Pipe w/ Size	
6" W Hydrant / Water Main w/ Size	



Parking Summary

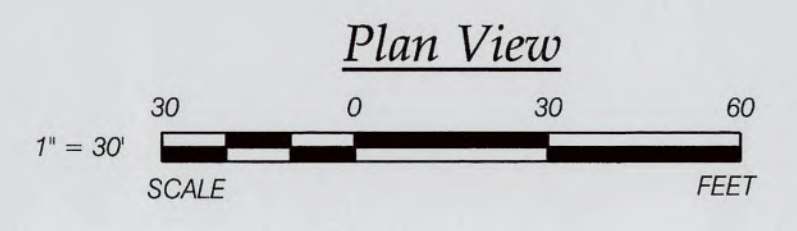
	Required	Provided
Automobile Parking:	21	30
Handicapped Parking:	2	2

- Notes:
- Number of automobile parking spaces required based on Town Code For Retail Sales: five (5) space for every 1,000 sq. ft. of gross floor area 4,232 sq. ft. of floor area = 21 spaces.
 - Number of Handicapped spaces required equals two (2), based upon New York State Building Code.

Signage

Sign Type	Sign Designation	Size Panel Area
Free Standing Sign (LED)	Sign #1	48 Sq. Ft.; 20 Ft. High
Building	Sign #2	3'-6" x 14"; 49 Sq. Ft.
Canopy Graphics	#1 to #4	2' x 8'; 16 Sq. Ft. each

- ### Plan Notes
- 104' x 24' overhead canopy w/ recessed canopy lights for pump islands w/ 104' x 24' steel reinforced concrete dispenser pad, by petroleum contractor. Site contractor responsible to within 5' of canopy pad.
 - 900 sq. ft. (12' x 75') steel reinforced concrete tank pad w/:
 - 20,000 gallon, 10' diameter x 37'-6" long; double-walled fiberglass regular unleaded gasoline underground storage tank by petroleum contractor.
 - 10,000 gallon (5,000 gallon diesel; 5,000 gallon super unleaded gasoline), 8' diameter x 31'-1" long; split compartment double-walled underground storage tank by petroleum contractor.
 Site contractor responsible to within 5' of tank pad. Tank pad, UST and UST piping by petroleum contractor.
 Underground storage tanks will be installed with leak detection systems and secondary containment. Fueling facility will meet or exceed all NYS DEC and EPA standards.
 - Dumpster Enclosure: The sides of the enclosure shall be chain-link fence with PVC slats. Provide two chain link swing gates for access. This work to be completed by fence contractor. The dumpster shall rest on a 30' x 20' steel reinforced concrete dumpster pad by site contractor.
 - 8' x 63' refrigeration, HVAC & generator pad w/ partial roof by building contractor w/ fence enclosure by fence contractor.
 - Flush (with pavement) concrete sidewalk with 6" dia. bollards centered on each parking space. See Parking Stall Bollard detail for additional information.
 - Air machine on concrete pad with two 4-inch concrete filled bollards. Provide electrical service from store. Coordinate w/ Sonbyrne Sales.
 - Plumbing contractor shall provide and install a 1,000 gallon grease trap, a vent, trap & clean-out assembly per applicable Department of Health Standards. Work to be coordinated with Sonbyrne Sales, Health Department & applicable contractors. Site contractor responsible for excavation and backfill around grease trap.
 - Coordinate water, sanitary, electric, gas & telephone service locations with applicable utility company.

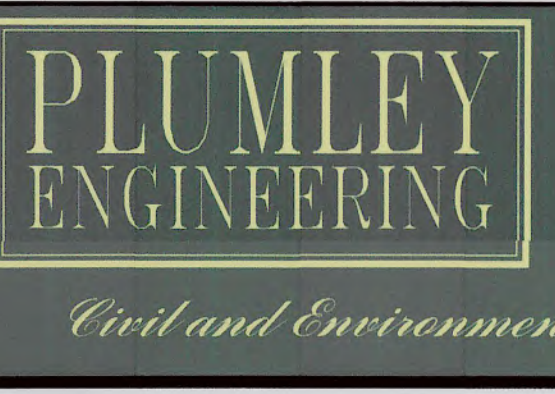


- Notes:
- Base Map Reference:
 "Boundary & Topographic Survey of 8287 Lewiston Road, TM# 8-1-7, Town of Batavia, Genesee County, New York". Prepared by: Control Point Associates, Inc. PC; Date: 08/04/2022; Project No.: 220115.
 - According to the New York State DEC Environmental Mapper (web page), there are no DEC wetlands on or within 100' of the site.
 - According to the US Fish and Wildlife Service Wetland Online Mapper (web page), there are no federal wetlands on the site.
 - According to The National Flood Insurance Program "Flood Insurance Rate Map (FIRM)" for the Town of Batavia (Panel No. 12 of 15), dated: January 17, 1985, the site is not located in the 100 year flood plain.

Lighting Chart

Symbol	Qty.
■ Recessed Canopy Light Cree LED Fixture (Dark-Sky Friendly Compliant)	16
▶ Light Poles Cree LED Fixture (Dark-Sky Friendly Compliant) Height per Lighting Plan	6
⊕ Wall Lighting 9' Mounting Height Cree LED Fixture (Dark-Sky Friendly Compliant)	4

TOWN OF BATAVIA ZONING ORDINANCE REVIEW ZONED: COMMERCIAL, C	
Required	Provided
1. Lot Size: 40,000 square feet (0.92 Acres)	1. Lot Size: 1.76 Acres
2. Building Setbacks: A. Front Yard: 50' B. Rear Yard: N/A (Corner Lot) C. Side Yard: 30'	2. Building Setbacks: A. Front Yard: 191' to Route 63 77' to Future Road B. Rear Yard: N/A C. Side Yard: 68' E, 69' N
3. Max. Height of Structures: 35'	3. Height of Structures: Building & Facade 24'
4. Min. Lot Width: 200'	4. Lot Width: 183' along Rt. 63; 321.53' along Future Road
5. Min. Lot Depth: No Requirement	5. Lot Depth: N/A
6. Special Regulations A. Fuel Dispenser Setback from Property Line: 30' B. Fuel Tank Setback from Property Line: 30'	6. Fueling component setback A. Fuel Dispenser: 103' from Route 63; 58' from Future Road B. Fuel Tanks: 45' from Route 63; 62' from Future Road
7. Lot Coverage: Building - 35%	7. Lot Coverage: Principal Building & Fuel Canopy: 8,676 Sq. Ft. = 11.2% Principal Building Roof Area: 6,180 Sq. Ft. = 8% Fuel Canopy: 2,496 Sq. Ft. = 3.2% Asphalt Pavement & Concrete: 43,350 Sq. Ft. = 56.5% Green Space: 32.3%



PLUMLEY ENGINEERING, P.C.
8232 LOOP ROAD
BALDWINVILLE, NY 13027
TELEPHONE: (315) 638-8587
FAX: (315) 638-9740
WWW.PLUMLEYENG.COM

REVISIONS:	DATE:	BY:

PROJECT: **BATAVIA BYRNE DAIRY**
 CLIENT: **SONBYRNE SALES, INC.**
 LOCATION: **TOWN OF BATAVIA, GENESSEE COUNTY, NEW YORK**



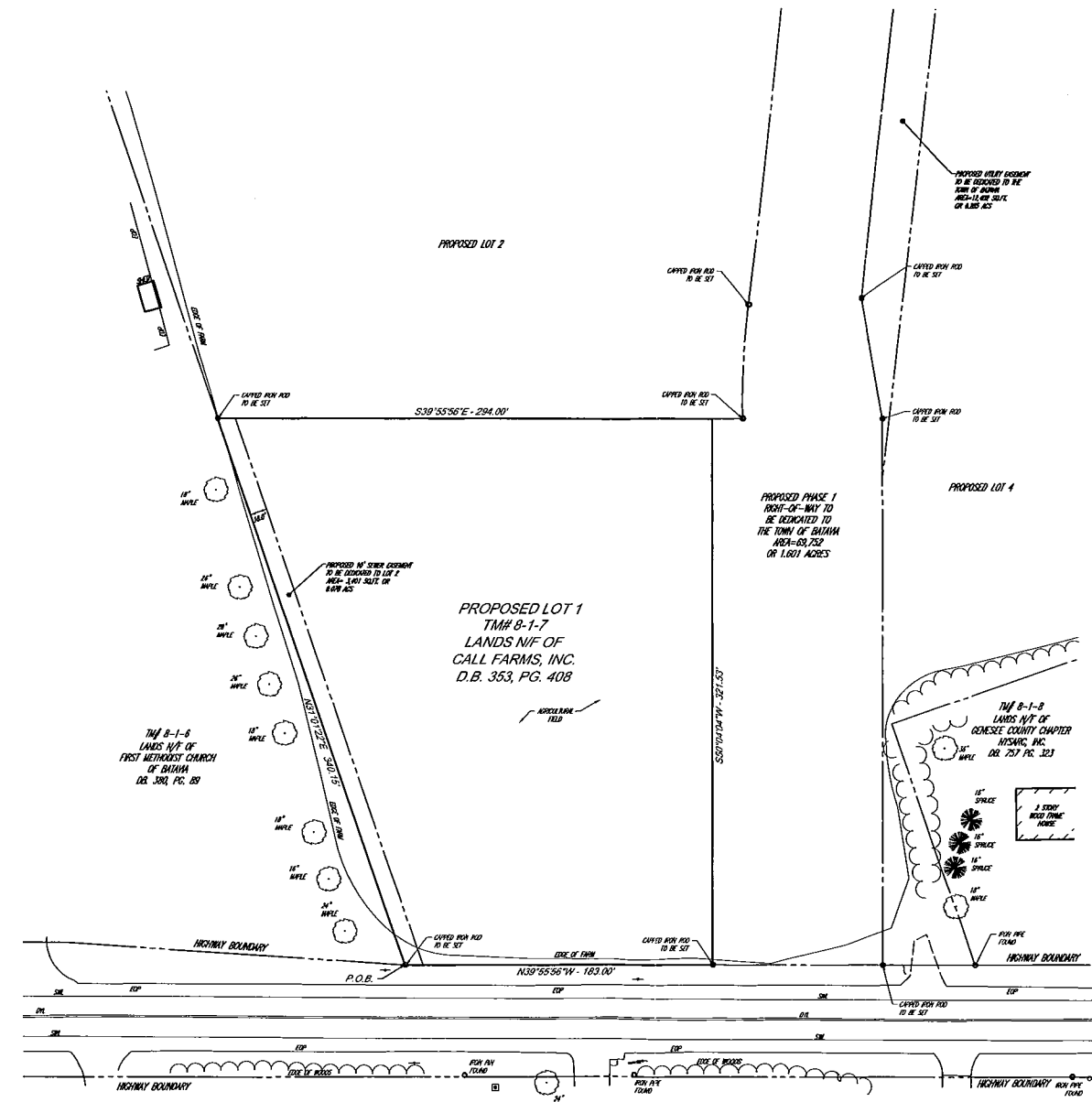
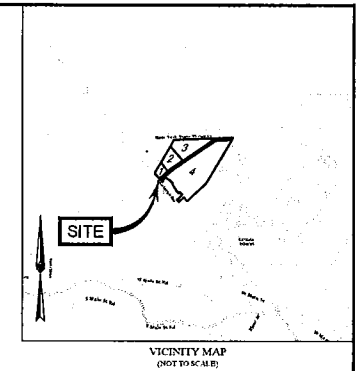
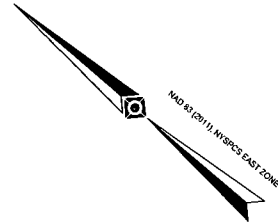
DWG. TITLE: **FINAL SITE PLAN**

PROJECT No.: 2023063
 FILE NAME: C201
 SCALE: 1" = 20'
 DATE: Jan. 2024
 ENG'D BY: JFC
 DRAWN BY: JJJ
 CHECKED BY: JFC

SHEET No.: **C201**
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Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.



LEGEND

—○—	OVERHEAD WIRES
—○—	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
—○—	APPROX. LOC. UNDERGROUND TELEPHONE LINE
—○—	UNDERGROUND NATURAL GAS MARKER
○	HYDRANT
○	WATER VALVE
○	GAS VALVE
□	TELEPHONE BOX
○	WATER SHUT OFF
○	SANITARY/SEWER MANHOLE
○	UTILITY POLE
—	SIGN
□	MAIL BOX
▲	BOLLARD
○	LAMP
○	FLARED END SECTION
○	DECIDUOUS TREE & TRUNK SIZE
○	CONIFEROUS TREE & TRUNK SIZE
○	SHRUBS
○	CHAIN LINK FENCE
○	EDGE OF CONC.
○	EDGE OF PAVEMENT
○	EDGE OF GRAVEL
○	TYPICAL
○	SOLID WHITE LINE
○	DOUBLE YELLOW LINE
○	EVIDENCE FOUND
○	UNKNOWN TERMINUS

NOTES

- PROPERTY KNOWN AS LOT 7, BLOCK 1, SECTION 8, TOWN OF BATAVIA, GENESSEE COUNTY, STATE OF NEW YORK.
- AREA = 76,885 ± SQ.FT. OR 1.760 ± ACRES.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MARKING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

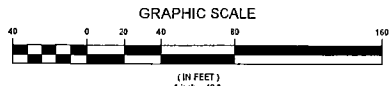
A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND, FOR REFERENCE. THE QUALITY LEVELS ARE AS FOLLOWS:

QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.

QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.

- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY STEWART TITLE INSURANCE COMPANY, COMMITMENT NO. 8-8314, WITH AN EFFECTIVE DATE OF MAY 24, 2023, SEE REF. 2.
- EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING), PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF BATAVIA, GENESSEE COUNTY, STATE OF NEW YORK, SECTION 8.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF BATAVIA, NEW YORK GENESSEE COUNTY, PANEL 12 OF 15", MAP NUMBER 360278 012 B, EFFECTIVE DATE: JANUARY 17, 1985.
 - MAP ENTITLED "NEW YORK STATE THRUWAY THE ONTARIO SECTION COUNTY OF GENESSEE SUBDIVISION NO. 4 MAP NO. 232 PAR. NO. 232 SHEET 1 OF 1 SHEET J. CORWIN JACKS (REPUTED OWNER) PREPARED BY GINITY AND MORRISON, ENGINEER, UNDER DIRECTION OF NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, DATED MARCH 10, 1953.
 - MAP ENTITLED "NEW YORK STATE THRUWAY THE ONTARIO SECTION COUNTY OF GENESSEE SUBDIVISION NO. 4 MAP NO. 133 PAR. NO. 133 SHEET 1 OF 2 SHEETS EDWARD P. RUMSEY AND GERTRUDE F. RUMSEY (REPUTED OWNERS) PREPARED BY GINITY AND MORRISON, ENGINEER, UNDER DIRECTION OF NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, DATED JANUARY 1953.
 - MAP ENTITLED "NEW YORK STATE THRUWAY THE ONTARIO SECTION COUNTY OF GENESSEE SUBDIVISION NO. 4 MAP NO. 132 PAR. NO. 132 SHEET 1 OF 2 SHEETS J. CORWIN JACKS (REPUTED OWNER) PREPARED BY GINITY AND MORRISON, ENGINEER, UNDER DIRECTION OF NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, DATED JANUARY 1953.
 - MAP ENTITLED "FINAL PLAT OUT PARCEL RESUBDIVISION SUBDIVISION OF OUT PARCEL OF A SUBDIVISION OF LOT 8 OF VETERANS MEMORIAL SUBDIVISION BEING PART OF LOT 7, SECTION 3, TOWNSHIP 12, RANGE 2 OF THE HOLLAND LAND COMPANY, SITUATE IN THE TOWN OF BATAVIA, COUNTY OF GENESSEE, STATE OF NEW YORK" PREPARED BY ARNOLD POBEL LAND SURVEYORS, DATED APRIL 17, 2018, LAST REVISED ON MAY 1, 2018, AND FILED IN THE GENESSEE COUNTY CLERK'S OFFICE AS MAP NO. 2528 ON JUNE 15, 2018.
 - MAP ENTITLED "VETERANS MEMORIAL SUBDIVISION PART OF LOTS 6 & 7 SEC 3 TWP 12 RGE 2 TOWN OF BATAVIA GENESSEE COUNTY NEW YORK" PREPARED BY B&B ARCHITECT'S SURVEYORS, DATED JUNE 6, 1993, AND FILED IN THE GENESSEE COUNTY CLERK'S OFFICE AS MAP NO. 1291.
 - MAP ENTITLED "MAP SHOWING SUBDIVISION OF LANDS OWNED BY CALL FARMS, INC. TOWN OF BATAVIA, GENESSEE COUNTY, NEW YORK PART OF LOTS 8, SEC. 7, TWP. 12, R. 2 HOLLAND PURCHASE" PREPARED BY DOUGLAS A. MINTOSH, LAND SURVEYOR SUCCESSOR TO JOHN E. MINTOSH, LAND SURVEYOR, DATED JULY 8, 1994, AND LAST REVISED ON JULY 20, 1994, FILED IN THE GENESSEE COUNTY CLERK'S OFFICE AS MAP NO. 842.
 - MAP ENTITLED "ALTAIRSPS LAID TITLE SURVEY 8287 LEWISTON ROAD TMBL-1.7 TOWN OF BATAVIA GENESSEE COUNTY, STATE OF NEW YORK" PREPARED BY CONTROL POINT ASSOCIATES, INC. PC, DATED AUGUST 8, 2022.
 - MAP ENTITLED "SUBDIVISION MAP #287 LEWISTON ROAD SUBDIVISION, A LOT SUBDIVISION, TMBL-1.7 TOWN OF BATAVIA, GENESSEE COUNTY, STATE OF NEW YORK AS PREPARED BY CONTROL POINT ASSOCIATES, INC. PC, DATED AUGUST 4, 2023, LAST REVISED MAY 2, 2023.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2206, 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.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR INK SEAL		BOUNDARY SURVEY PROPOSED LOT 1 8287 LEWISTON ROAD TM# 8-1-7 TOWN OF BATAVIA GENESSEE COUNTY, STATE OF NEW YORK	
FIELD DATE	-	FIELD BOOKED	-
FIELD BOOK NO.	-	FIELD BOOK PAGE	-
FIELD CASE #	-	FIELD CASE #	-
DRAWN	LGK	REVIEWED	D.J.D.
DATE	JUNE 08, 2023	DATE	JUL 08, 2023
SCALE	1" = 40'	TAX ID	09-220115
SHEET	1	TOTAL SHEETS	1 OF 1

JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #558715

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GENESEE COUNTY DEPARTMENT OF PLANNING

Felipe A. Oltramari AICP CNUa – Director
Erin Pence – Deputy Director
Chris Scheiner – GIS Technician
Laraine Caton – Planning Board Chairperson

April 6, 2023

Greg Post, Supervisor
Town of Batavia
3833 West Main Street Rd
Batavia, NY 14020

Dear Supervisor Post,

This letter serves to confirm the decision of the Genesee County Water System Hookup Administrative Review Committee to certify the Reserved Development Area in the Town of Batavia comprising of Tax Map Parcel No. 8.-1-7 and the adjacent developed parcels between Lewiston Rd. (NYS Rt. 63) and the NYS Thruway (I-90). As a result of this certification, future development of this parcel, as described in the Town's application, is entitled to hook up to the public water system in the same manner as parcels within designated Smart Growth Priority Development Areas.

The Genesee County Smart Growth Plan lists two conditions for the certification of a Reserved Development Area:

1. The area is identified in the municipality's comprehensive plan for future development of significant density. Town of Batavia has identifies this area in their Comprehensive Plan, adopted in 2017, as a future commercial area.
2. Smart Growth principles are implemented in this area through form based regulations. These include including Walkable Development, Connected Transportation Network, Mixed Use and Housing Types, Quality Architecture and Urban Design, and Sustainability. Through the certification application process, the Town of Batavia and the landowner (Call Farms, Inc.) have made commitments to develop this land in a manner that adheres to the principles described in the Genesee County Smart Growth Plan. A Master Plan of the parcel was submitted as part of the application that applies these principles.

It is the Committee's decision that the Town's application has sufficiently met all the criteria listed above and is consistent with the intent of the Genesee County Smart Growth Plan. Please be aware that, as described in the Genesee County Smart Growth Plan, the County Legislature has authorized the County Planning Department to monitor certified Reserved Development Areas to ensure that development in the area sufficiently follows the principles of Smart Growth. The Committee retains the right to reopen a certification application and rescind such certification if the Committee determines that the municipality is not implementing what was agreed to in the application.

On behalf of the Committee and the Planning Department, I would like to thank the Town and the landowners for their flexibility and diligence in putting forward a successful certification application. The implementation of the proposed Master Plan will ensure that the County continues to keep its commitment to Smart Growth as a mitigating action under the State Environmental Quality Review Act (SEQRA) Review for the Genesee County Water Project.

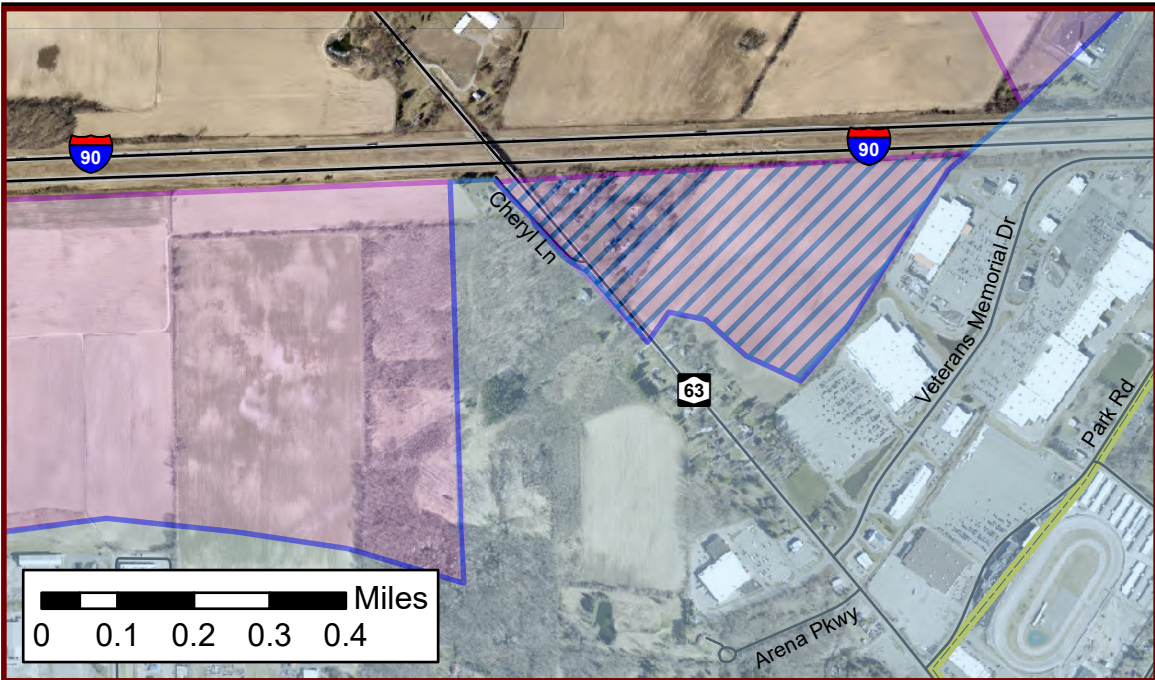
Sincerely,

A handwritten signature in blue ink, reading "Felipe A. Oltramari". The signature is fluid and cursive, with a long horizontal flourish at the end.




Felipe A. Oltramari AICP, CNUa
Genesee County Director of Planning

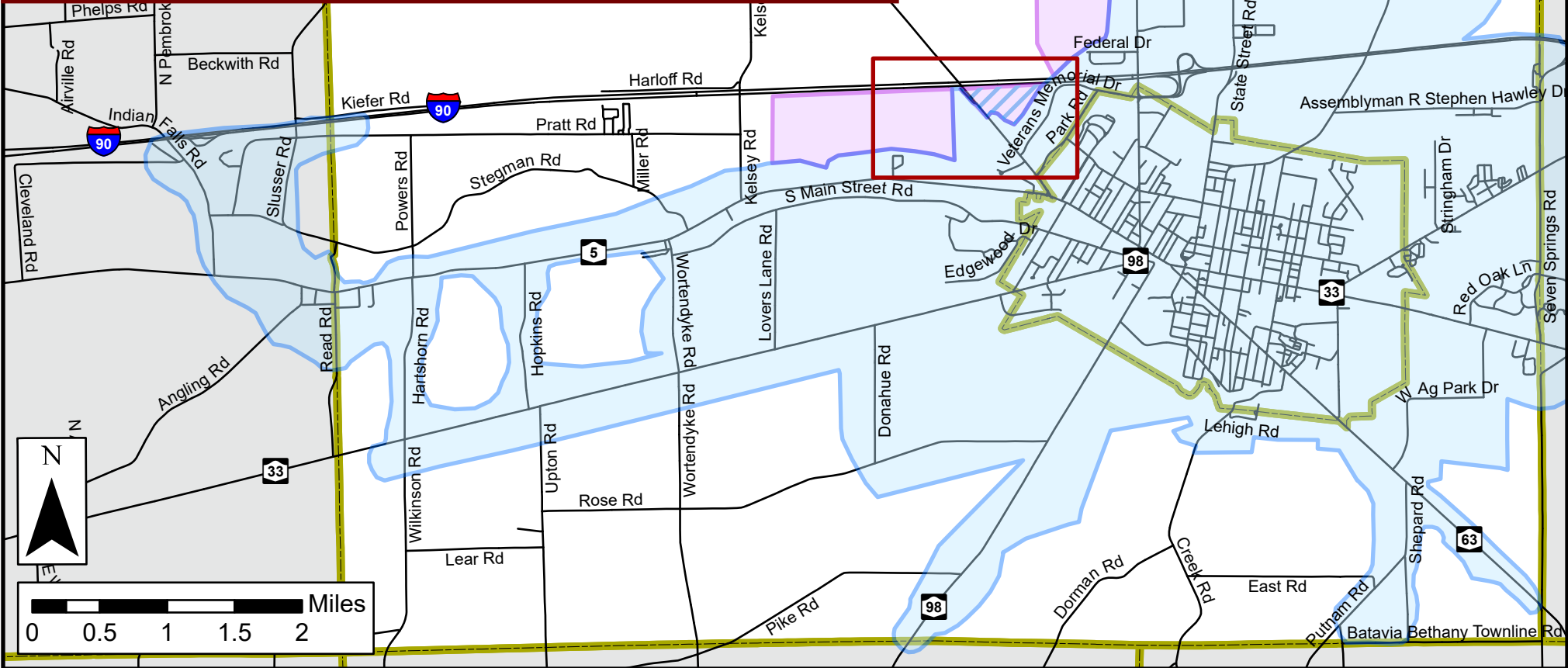
CC: Genesee County Legislature, Matt Landers, Tim Hens, Jim Wujcik

Attachments: Master Plan Map Rendering, Map of Certified Reserved Development Area.



Town Batavia - Smart Growth Reserved Development Area Certification Request

-  Priority Development Area
-  Certified Reserved Development Area
-  Reserved Development Area
-  Municipal Boundary



Gregory H. Post, Supervisor
Daniel G. Underhill, Deputy Supervisor
Patti Michalak, Councilwoman
Sharon White, Councilwoman
Chad Zambito, Councilman



Teresa M. Morasco, Town Clerk
Raymond Tourt, Highway Supt.
Lisa Funke, Town Justice
Andrew Young, Town Justice

3833 West Main Street Road Batavia, New York 14020-9402
Phone: (585) 343-1729 Fax: (585) 343-8461 TDD: 1-800-662-1220 www.townofbatavia.com

March 20, 2023

Smart Growth Administrative Review Committee
Attn: Felipe Oltramari
Genesee County Building 2
3837 West Main Street Road
Batavia, NY 14020

Re: **Tractor Supply Parcel Master Plan**

Dear Felipe;

The Town of Batavia would like to request that the area between the NYS Thruway, NYS Rt. 63, and Veterans Memorial Drive, currently designated as a Reserved Development Area in the Genesee County Smart Growth Plan, be certified as a Priority Development Area. Tractor Supply (Hix Snedeker) has purchased a portion of the property and is planning on developing a new store at this location. Both the developer and the current owner, Call Farms, have worked with the Town to develop the attached master plan for the entire area. We feel that this master plan has addressed all of the conditions for certification as specified on page 10 of the Genesee County Smart Growth Plan, 2022 Review Report and as outlined below.

1. *"The area is identified in the municipality's comprehensive plan for future development of significant density."*

This parcel continues to be consistent with the Town's Comprehensive Plan and Future Land use map. The parcel(s) have been zoned commercial since the 1990's. The Tractor Supply project as well as the master plan for the entire parcel meet the requirements of both the Town's Comprehensive and land use plans.

2. *"Smart Growth principles, as described below, are implemented in this area through form-based regulations."*

- a. *"Walkable Development..."*

The plan incorporates a walkable community with sidewalks or paths connecting the various commercial units to the residential units. On-street parking will be included in the two-story development and housing areas.

This institution is an equal opportunity provider, and employer. If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found on-line at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-0992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to US Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, SW, Washington, DC 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

b. *“Connected Transportation Network...”*

A main road will traverse through the entire parcel connecting NYS Rt. 63 to Veterans Memorial Drive. This road will likely be built in phases as development occurs. A separate dead-end road will be added as housing development occurs. Pedestrian connections will be provided to connect this parcel to the facilities located on Veterans Memorial Drive.

c. *“Mixed Use and Housing Types...”*

The plan includes a mix of commercial, residential, and a two-story area that could include retail/service offices on the lower level with residential apartments above.

d. *“Quality Architecture and Urban Design...”*

The projects within this area will have quality architecture where aesthetics and landscaping create a sense of place for those that live, work, and visit the development.

e. *“Sustainability...”*

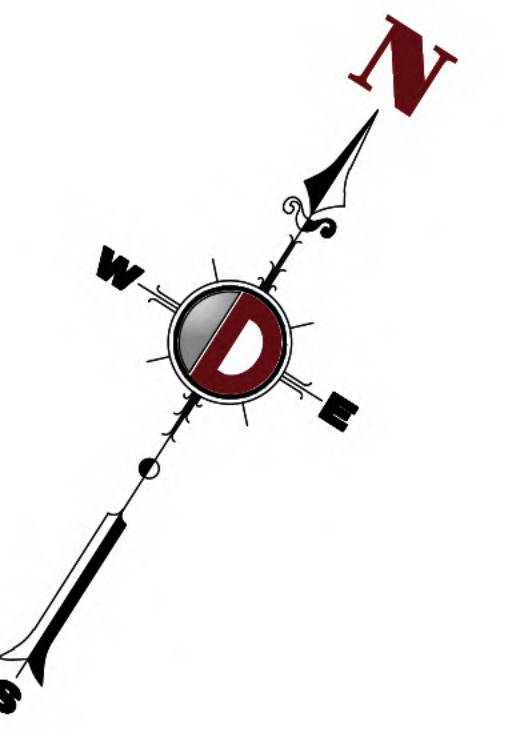
The entire parcel will be developed using sustainable design techniques such as using a regional pond for storm water treatment that is also an aesthetic feature.

We look forward to the committee’s review. If you need any additional information or have any questions, we and the property owners are available to meet with you.

Sincerely,



Steven J. Mountain, PE
Town Engineer



ROUTE 63

NY STATE THRUWAY (I-90)



PROPOSED LOT B
AREA: 5.08 AC (221,456 SF)

PROPOSED LOT A
AREA: 1.76 AC (76,685 SF)

PROPOSED TRACTOR SUPPLY
23,957 SF
107 AUTO SPACES
3 OVERSIZED SPACES
110 TOTAL SPACES

POTENTIAL 17 LOT
RESIDENTIAL SUBDIVISION

THIS DRAWING HAS BEEN PREPARED BASED ON A MASTER PLAN CONCEPT DATED 01/25/2023, LAST REVISED 02/16/2023.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Little Combs, New Jersey | Chester, New Jersey | FPO BOX 9729 | Newark, New Jersey | 19137-7500 | Roma River, New Jersey | 1732-676-0000
 Allentown, Pennsylvania | 610-261-5100 | Allentown, Pennsylvania | 610-261-5100 | Allentown, Pennsylvania | 610-261-5100 | Allentown, Pennsylvania | 610-261-5100
 Allentown, Pennsylvania | 610-261-5100 | Allentown, Pennsylvania | 610-261-5100 | Allentown, Pennsylvania | 610-261-5100 | Allentown, Pennsylvania | 610-261-5100

TITLE: **MASTER PLAN RENDERING**

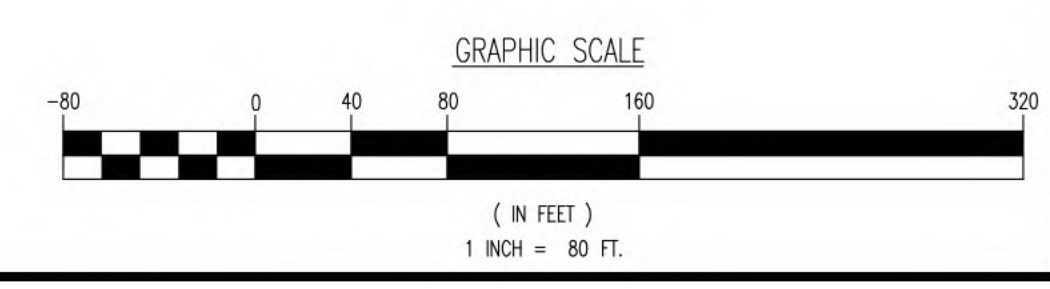
PROJECT: **HIX SNEDEKER
PROPOSED TRACTOR SUPPLY**
 BLOCK 1, LOT 7
 5287 LEWISTON ROAD
 TOWN OF BATAVIA, GENESEE COUNTY, NEW YORK

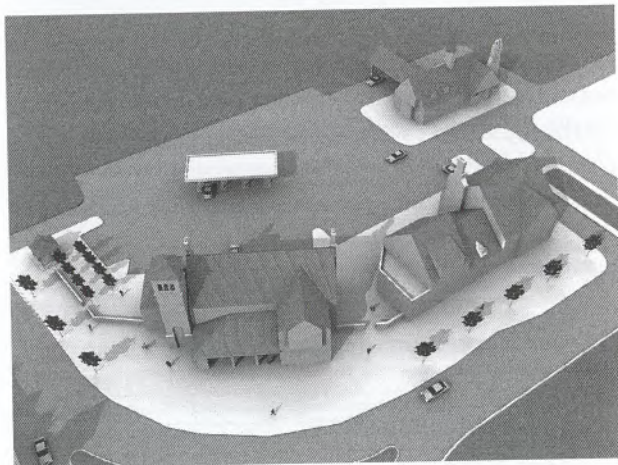
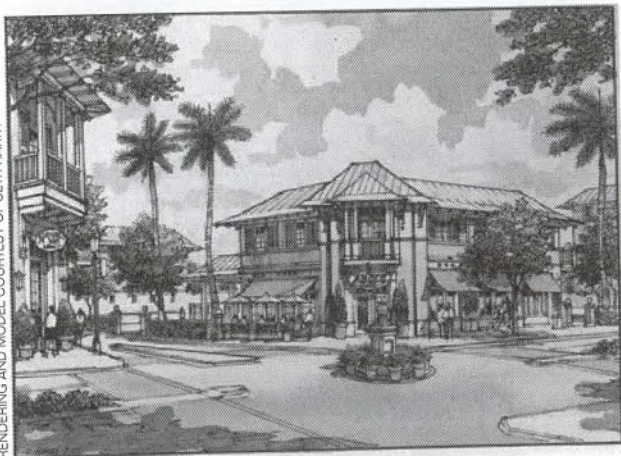
JOB No: 2451-99-053 DATE: 02/20/2023
 DRAWN BY: AJH SCALE (H) 1"=80'
 DESIGNED BY: MP SHEET No: 1
 CHECKED BY: RJM OF 1
 REVIEWED BY: —

JOSHUA M. SEWALD PROFESSIONAL ENGINEER
 NEW YORK LICENSE No. 097639

JOHN A. PALUS PROFESSIONAL ENGINEER
 NEW YORK LICENSE No. 087502

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The inverted gas station: Above left and right is a rendering and aerial model of "gas backwards" by architect Seth Harry. At left is a photo of an inverted gas station.

T-04-BAT-03-24

