



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-05-BAT-03-23

Review Date

3/9/2023

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

BATAVIA, T.

PLANNING BOARD

Pool Corp

Site Plan Review

Site Plan Review to construct a stone parking area and for the outdoor storage of blocks and bricks on pallets.

Location
Zoning District

4424 W. Saile Dr., Batavia

Commercial (C) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed parking area and outdoor storage should pose no significant county-wide or intercommunity impact.

Director

March 9, 2023

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) 343-1729

DEPARTMENT USE ONLY:

GCDP Referral # T-05-BAT-03-23



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
3/2/2023

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 Street Road
City, State, Zip Batavia, NY, 14020
Phone (585) 343-1729 Ext. _____

2. APPLICANT INFORMATION

Name Pool Corp
Address 4424 West Saile Drive
City, State, Zip Batavia, NY, 14020
Phone (585) 509-5510 Ext. _____ Email Kip.vescovi@poolcorp.com

MUNICIPALITY: City Town Village of Batavia

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

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

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

A. Full Address 4424 West Saile Drive Batavia NY 14020
B. Nearest intersecting road State Street Road
C. Tax Map Parcel Number 4.-1-48
D. Total area of the property 3.5 Area of property to be disturbed .51 acres
E. Present zoning district(s) Commercial

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
N/A
C. Please describe the nature of this request Site Plan for gravel lot

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

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

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

Name Daniel Lang Title CEO/ZEO Phone (585) 343-1729 Ext. 222
Address, City, State, Zip 3833 West Main St. Rd. Batavia NY 14020 Email dlang@townofbatavia.com

RECEIVED
FEB 24 2023

Building and Zoning Application

 Permit No. _____

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

Date 2 / 23 / 23 Zone _____ Flood Zone _____ Wellhead Protection _____ Corner Lot _____

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. 4.-1-48

Owners Name Romma Properties, LLC. Phone No. (585) 768-6550

Address PO Box 100 LeRoy NY 14482 Project Road Width _____ ft

Applicants Name: POOLCORP Project Address 4424 W. SAUCE DR. Batavia NY 14020

E Mail Address KIP.VESCOVI@POOLCORP.COM Phone No () 585-509-5510

Description of Project: create stone-packed driveway/STORAGE LOT FOR OUTSIDE STORAGE OF blocks & bricks. stored on pallets.

Existing Use VACANT Proposed Use outside STORAGE

Estimated Cost Building N/A Plumbing N/A Mechanical N/A Miscellaneous \$ 125,000
FLATWORK OF GROUND

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, Kip Vesconi, PoolCORP MANAGER, 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.

Kip Vesconi _____ 2/23/23 _____

Signature of Owner or Authorized Agent

Date

Construction Attachment:

Permit No. _____

Type of Construction

Agriculture Commercial Industrial Residential Miscellaneous

Contractors

General Contractors Name _____ Address _____ Phone (____) _____

Office Phone (____) _____ Cell Phone(____) _____ Fax No. (____) _____ E-Mail _____

Certificate of Workers Compensation: Yes No Expiration Date ____/____/____

Liability Insurance: Yes No Expiration Date ____/____/____

APPLICANT SHALL PROVIDE A COPY OF ALL INSURANCE AND WORKERS COMP. WITH THIS APPLICATION

▪ **Masonry** _____ Phone (____) _____

Office Phone (____) _____ Cell Phone(____) _____ Fax No. (____) _____ E-Mail _____

▪ **Electrical** _____ Phone (____) _____

Office Phone (____) _____ Cell Phone(____) _____ Fax No. (____) _____ E-Mail _____

▪ **Plumbing** _____ Phone (____) _____

Office Phone (____) _____ Cell Phone(____) _____ Fax No. (____) _____ E-Mail _____

▪ **Alarms / Sprinklers** _____ Phone (____) _____

Office Phone (____) _____ Cell Phone(____) _____ Fax No. (____) _____ E-Mail _____

▪ **HVAC** _____ Phone (____) _____

Office Phone (____) _____ Cell Phone(____) _____ Fax No. (____) _____ E-Mail _____

▪ **Landscape / Site** Wayne Taylor Excavating Phone (____) _____

Office Phone (____) _____ Cell Phone(⁵⁸⁵____) 259-5213 Fax No. (____) _____ E-Mail _____

▪ **Miscellaneous** _____ Phone (____) _____

Office Phone (____) _____ Cell Phone(____) _____ Fax No. (____) _____ E-Mail _____

Signature of Owner or Authorized Agent X

Date _____

GREGORY W. TOWNSEND
 Licensed Land Surveyor
 115 Washington Avenue
 Batavia, New York 14020
 Phone (585) 344-1331
 gwtownsendsurvey@gmail.com

WEST SAILE DRIVE (99.0' R.O.W.)

R/O COUNTY OF GENESEE
 LIBER 392, PAGE 124

726.23' to East Line
 Oak Orchard Road

HIGHWAY

S 89°02'15" E 300.00'

Pin BOUNDARY



PARCEL SURVEYED
 CONTAINING
 3.451+/- ACRES
 LIBER 864, PAGE 197

R/O PROVIDENT BATAVIA, LLC
 LIBER 846, PAGE 989

DITCH

Edge of Water

N 08°38'03" W 606.04'

R/O CALL FARMS, INC.
 LIBER 403, PAGE 1198

S 00°27'52" W 594.70'

PERMANENT DRAINAGE
 EASEMENT
 (See Reference #2)

R/O PROVIDENT BATAVIA, LLC
 INST. #DE2019-1405

Pipe
 0.25' W
 0.06' N

N 89°50'43" W
 204.16'

Conc.
 Monument
 2.4' E.

Formerly North Line
 Batavia Farms, Inc.
 Liber 652, Page 81

R/O MEGA PROPERTIES, INC.
 INST. #DE2021-693

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

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

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

LEGEND

- EXISTING IRON STAKE
- ▲ EXISTING CONCRETE MONUMENT

REFERENCES

- 1) ABSTRACT OF TITLE NO. BLA-22-10003 BY INDEPENDENT TITLE AGENCY, LLC
- 2) APPROPRIATION FOR PERMANENT DRAINAGE EASEMENT TO THE STATE OF NEW YORK FILED AT LIBER 306 OF DEEDS, PAGE 568, MAP 207, PARCEL 207
- 3) RIGHT OF WAY TO IROQUOIS GAS CORPORATION FILED AT LIBER 408 OF DEEDS, PAGE 268
- 4) RIGHT OF WAY TO NEW YORK TELEPHONE COMPANY FILED AT LIBER 387 OF DEEDS, PAGE 141
- 5) MAP OF ARMISON LAND SEPARATION FILED AT CABINET 3 OF MAPS, SLIDE NO. 5, MAP NO. 1598

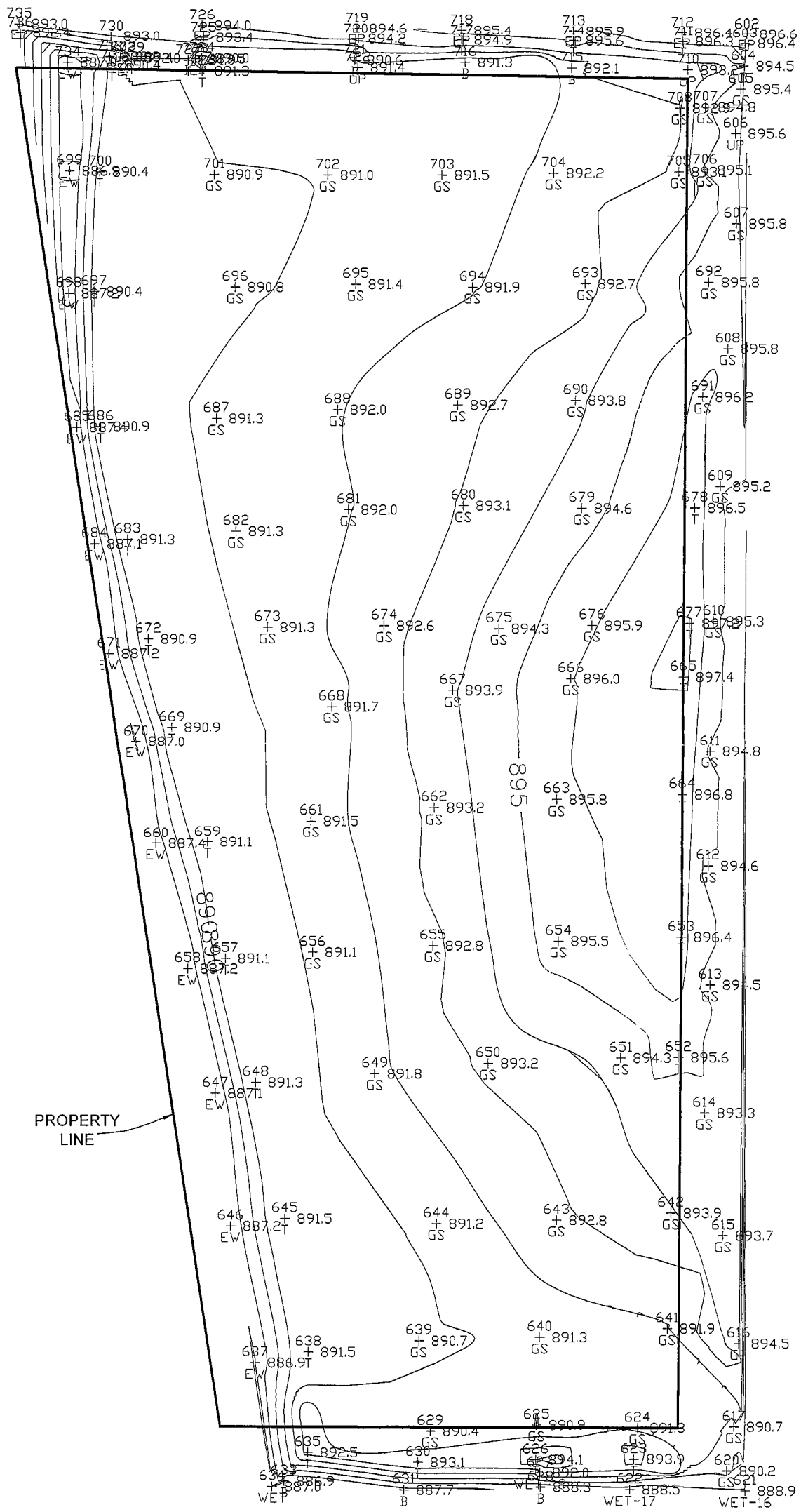
BOUNDARY SURVEY SHOWING THE PARCEL
 TO BE CONVEYED BEING PART OF LOT 8,
 SECTION 14, TOWNSHIP 12, RANGE 1 OF
 THE HOLLAND LAND COMPANY'S SURVEY.
 SITUATE IN THE TOWN OF BATAVIA,
 COUNTY OF GENESEE AND STATE OF NEW
 YORK.

MARCH 21, 2022 SCALE 1" = 60'
 JOB NO. 22-103

Revised - Updated Ditch Location - December 1, 2022

DATE

N.Y.S.R.L.S. NO. 50249



WILSON ENGINEERING

4585 CHRISTIAN ROAD

DANSVILLE, NY 14437

PHONE: 607-382-0717

JCWILSN1@YAHOO.COM

SCP Distributors

West Saile Drive
Batavia, NY 14020

Gravel Pad Storage Area Site Plan

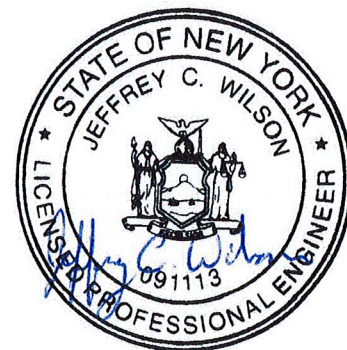
February 2023

DRAWING PAGE INDEX

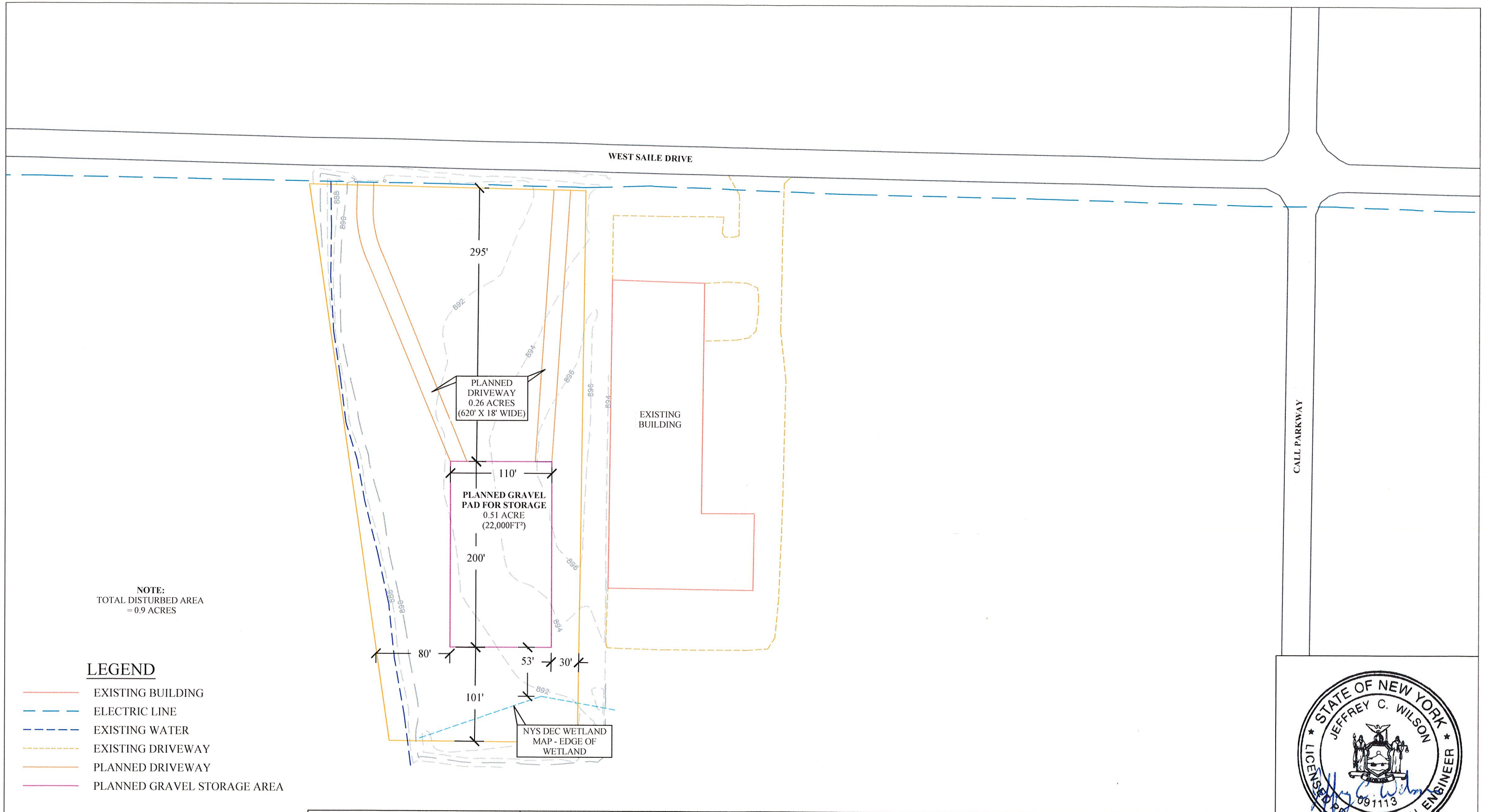
- 1) Cover Sheet
- 2) Site Map
- 3) Plan View
- 4) Details

DIG SAFELY
NEW YORK
1-800-962-7962
IT'S THE LAW!!!

CALL AT LEAST TWO WORKING DAYS
BEFORE YOU DIG.



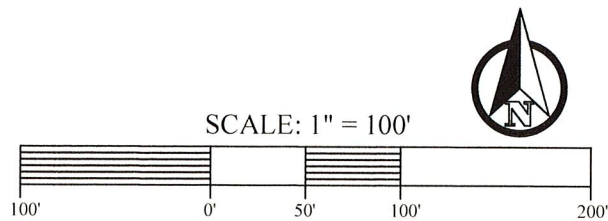
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THESE PLANS IN ANY
WAY.



NOTE:
TOTAL DISTURBED AREA
= 0.9 ACRES

LEGEND

- EXISTING BUILDING
- - - ELECTRIC LINE
- - - EXISTING WATER
- - - EXISTING DRIVEWAY
- PLANNED DRIVEWAY
- PLANNED GRAVEL STORAGE AREA



Wilson Engineering
Jeffrey C. Wilson, P.E.
 4585 Christian Rd., Dansville, NY 14437
 Phone: 607-382-0717
 Email: jewilsn1@yahoo.com

Drawn By: JCW

Date: 2/20/2023

REVISION: 1

DRAWING NO: T1590101

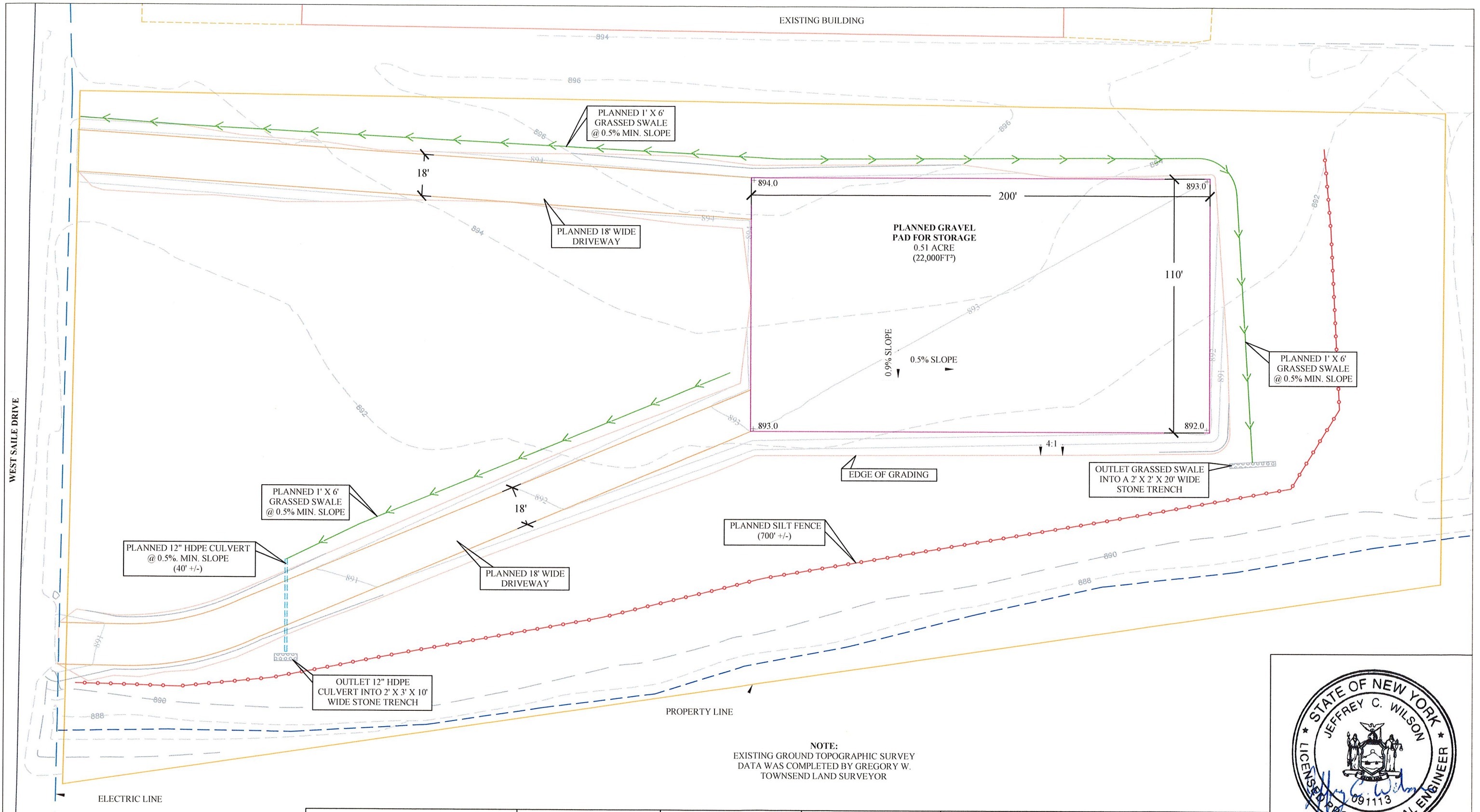
SHEET: 2

SCP Distributors
 West Saile Drive
 Batavia, NY 14020

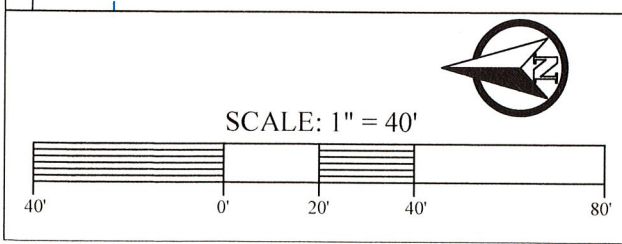
Site Map
 Gravel Pad Storage Area - Site Plan



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THESE PLANS IN ANY WAY.



NOTE:
 EXISTING GROUND TOPOGRAPHIC SURVEY
 DATA WAS COMPLETED BY GREGORY W.
 TOWNSEND LAND SURVEYOR



Wilson Engineering
Jeffrey C. Wilson, P.E.
 4585 Christian Rd., Dansville, NY 14437
 Phone: 607-382-0717
 Email: jcwilson1@yahoo.com

Drawn By: JCW

Date: 2/20/2023

REVISION: 1

DRAWING NO: T1590101

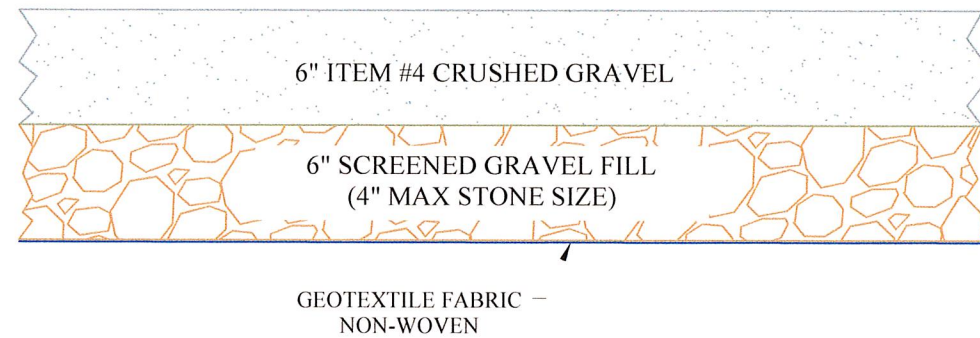
SHEET: 3

SCP Distributors
 West Saile Drive
 Batavia, NY 14020

Plan View
 Gravel Pad Storage Area - Site Plan

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THESE PLANS IN ANY WAY.

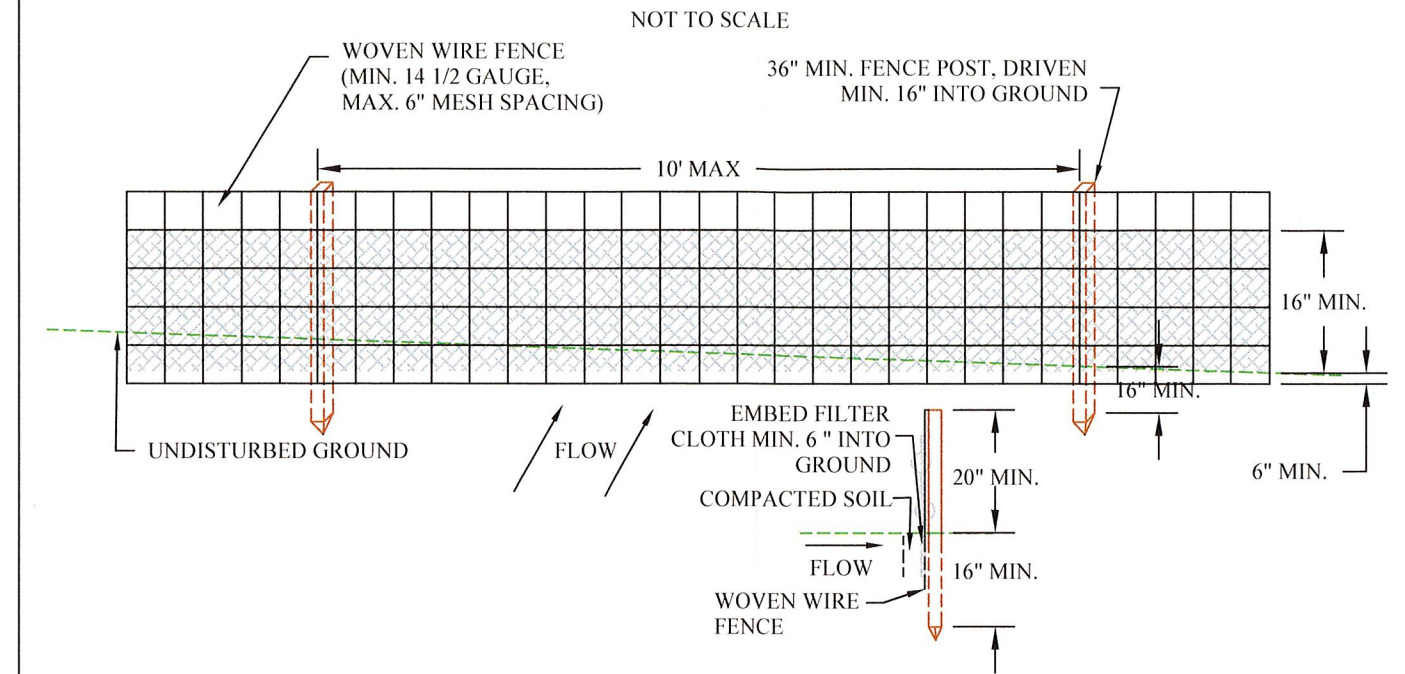
GRAVEL STORAGE PAD DETAIL
NOT TO SCALE



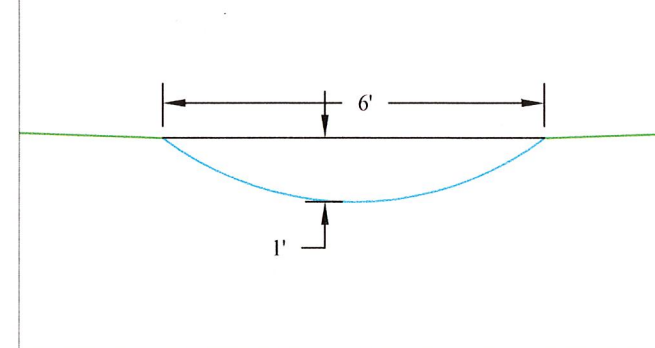
CONSTRUCTION NOTES (SITEWORK):

- 1) **SCREENED GRAVEL FILL** SHALL BE BANK RUN GRAVEL OR CRUSHED, SCREENED GRAVEL WITH NO STONES LARGER THAN 4".
- 2) COMPACTION SHALL BE A MINIMUM OF 4 PASSES OF A MECHANICAL PLATE VIBRATOR OR MINIMUM ONE - TON VIBRATORY ROLLER.
- 3) ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS UPON COMPLETION OF FINAL GRADING. ANY MATERIAL THAT IS STOCKPILED FOR MORE THAN 14 DAYS SHALL BE SEEDED AND MULCHED TO PREVENT SILT-LADEN RUNOFF.
- 4) TOPSOIL MATERIAL SHALL BE STOCK PILED IN SEPARATE PILES. PILES SHALL BE PLACED SUCH THAT HEAVY RAINS WILL NOT CAUSE SEDIMENTS TO BE WASHED INTO WATERWAYS. SILT FENCE SHALL ENCIRCLE THE ENTIRE PILE.

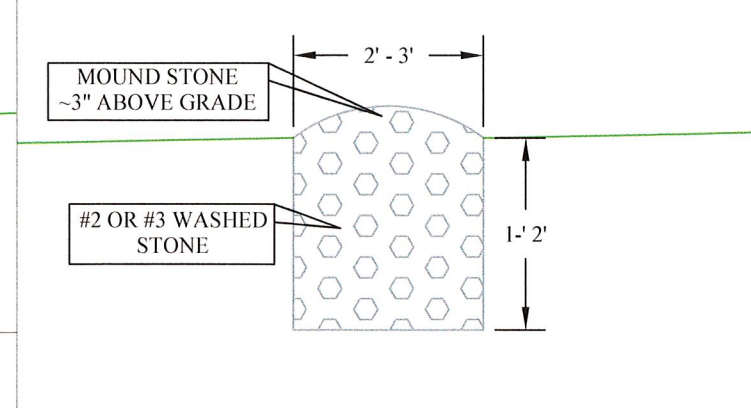
SILT FENCE DETAIL
NOT TO SCALE



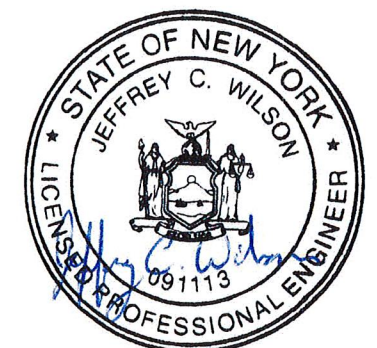
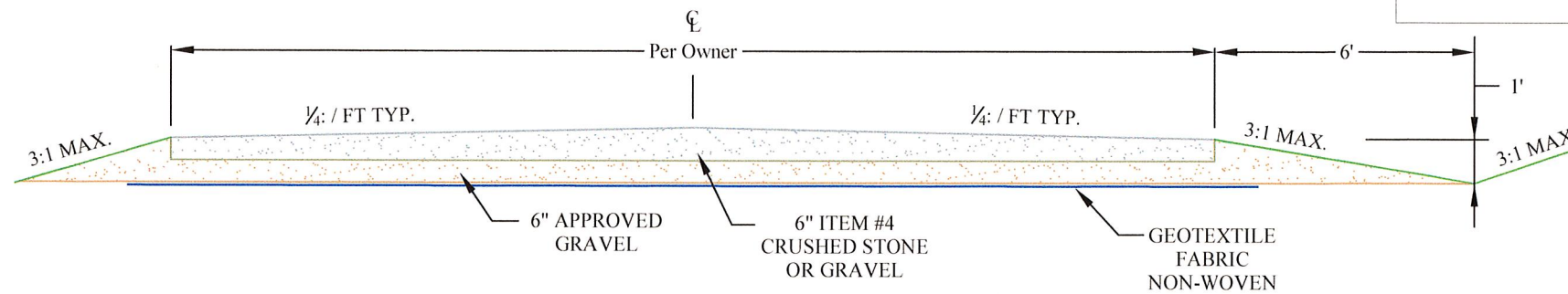
1' X 6' WIDE GRASSED SWALE
NOT TO SCALE



STONE TRENCH DETAIL
NOT TO SCALE



DRIVEWAY TYPICAL SECTION
N.T.S.



Wilson Engineering
Jeffrey C. Wilson, P.E.
4585 Christian Rd., Dansville, NY 14437
Phone: 607-382-0717
Email: jewilsn1@yahoo.com

Drawn By: JCW

Date: 2/20/2023

REVISION: 1

DRAWING NO: T1590101

SHEET: 4

SCP Distributors
West Saile Drive
Batavia, NY 14020

Details
Gravel Pad Storage Area - Site Map

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THESE PLANS IN ANY WAY.

T-05-BAT-03-23



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