



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-06-BAT-4-22**

Review Date **4/14/2022**

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

BATAVIA, T.

PLANNING BOARD

O-AT-KA Milk Products

Site Plan Review

Site Plan Review to construct a 3,246 sq. ft. addition to an existing milk processing facility.

Location
Zoning District

4815 Ellicott Street Rd. (NYS Rt. 63), Batavia

Industrial (I) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed addition should pose no significant county-wide or inter-community impact.

Director

April 14, 2022

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-06-BAT-4-22



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
4/7/2022

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 O-AT-KA Milk Products

Address 4815 Ellicott Street Road

City, State, Zip Batavia, NY, 14020

Phone (716) 892 - 3156 Ext. _____ Email kfinch@oatkamilk.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 | <input type="checkbox"/> 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 4815 Ellicott Street Road Batavia, NY, 14020

B. Nearest intersecting road Cedar Street

C. Tax Map Parcel Number 13.-1-96.1

D. Total area of the property 23.12 acres Area of property to be disturbed 0.17 acres

E. Present zoning district(s) Industrial

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
Not Applicable

C. Please describe the nature of this request 55x70 square foot addition

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 checked="" type="checkbox"/> SEQR forms | <input checked="" 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

TOWN
(circle one)

VILLAGE CITY OF Batavia

Application # _____

Agricultural Data Statement

Date 04/06/2022

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>Oatka Milk Products</u> Address: <u>4815 Ellicott Street Road</u> <u>Batavia, NY, 14020</u>	Name: _____ Address: _____ _____

1. Type of Application: Special Use Permit; Site Plan Approval ; Use Variance;
(circle one or more) Subdivision Approval
2. Description of proposed project: 55x70 building addition
3. Location of project: Address: 4815 Ellicott Street Road Batavia NY 14020
 Tax Map Number (TMP) 13.-1-96.1
4. Is this parcel within an Agricultural District? NO YES (Check with your local assessor if you do not know)
5. If YES, Agricultural District Number _____
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>Donald Partridge</u> Address: <u>4957 Ellicott Street Road</u> <u>Batavia NY 14020</u> Is this parcel actively farmed? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	Name: <u>4957 Ellicott Street LLC</u> Address: <u>30 Lakewood Circle</u> <u>Greenwich CT 06830</u> Is this parcel actively farmed? <input checked="" 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 of Municipal Official

4-6-2022
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.

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: MaCC Room Expansion at O-AT-KA Milk Products			
Project Location (describe, and attach a location map): 4815 Elicott Street Road, Town of Batavia; Tax Parcel 13.-1-96.1			
Brief Description of Proposed Action: Construction of a 3,246 square building addition onto an existing 301,264 dairy products plant. Addition will be located on the south side of the plant within an existing paved area (no increase in impervious area).			
Name of Applicant or Sponsor: O-AT-KA Milk Products Coop (Kelly Finch, contact)		Telephone: (716) 892-3156 E-Mail: kfinch@oatmilk.com	
Address: 368 Pleasant View Drive			
City/PO: Lancaster		State: NY	Zip Code: 14086
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"/>
			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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		23.12 acres	
b. Total acreage to be physically disturbed?		0.17 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		92.38 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

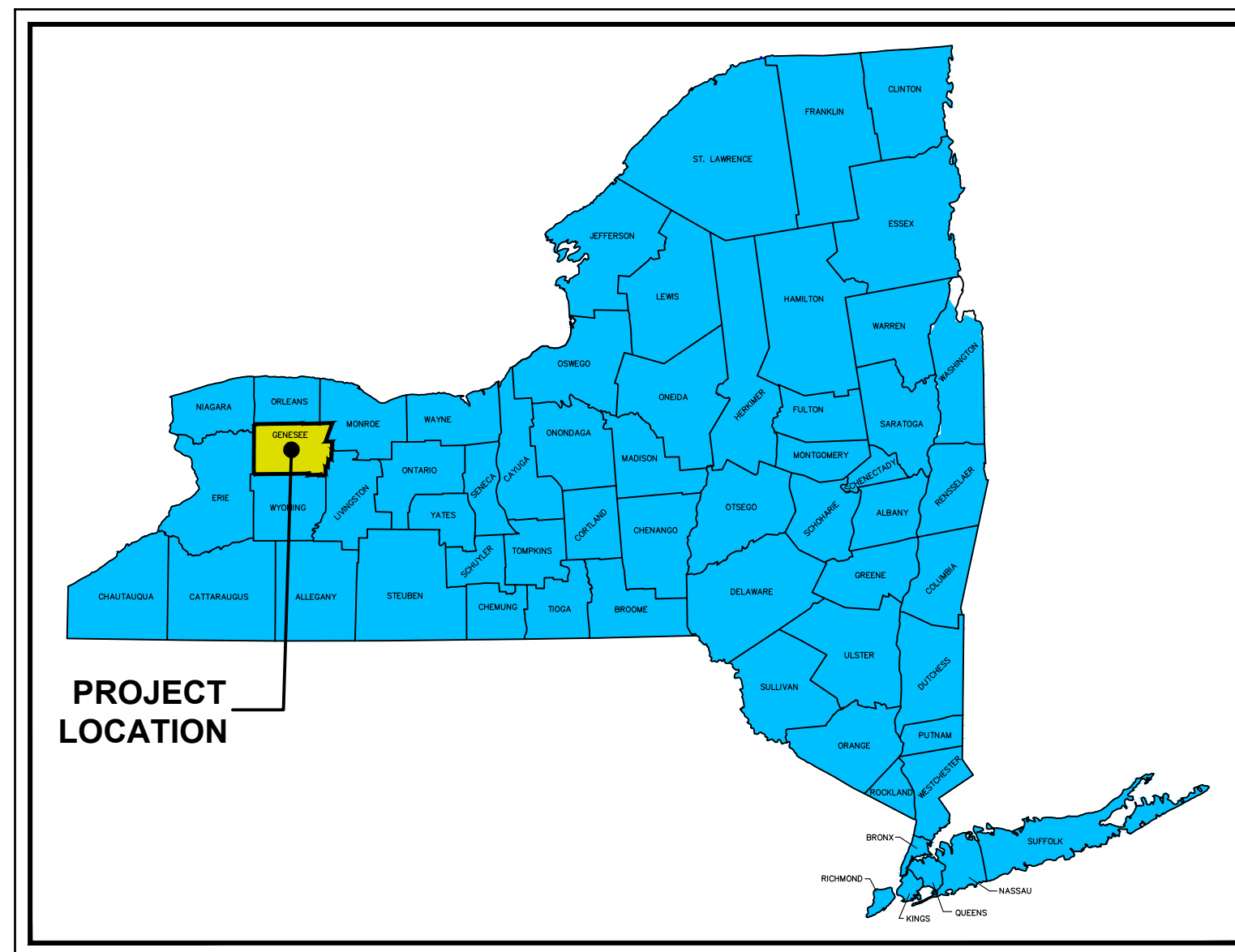
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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 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:		
<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	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?	NO	YES
If Yes,	<input type="checkbox"/>	<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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Runoff will flow towards an existing onsite stormwater infiltration basin.		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<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: <u>O-AT-KA MILK PRODUCTS COOP</u> Date: <u>03/04/2022</u>		
Signature: <u></u> Title: <u>PROJECT MANAGER</u>		
RODNEY C IVES JR PE NAPIERALA CONSULTING AUTHORIZED AGENT		

MaCC ROOM BUILDING ADDITION PROJECT

O-AT-KA MILK PRODUCTS COOPERATIVE, INC

ELLICOTT STREET ROAD
TOWN OF BATAVIA
GENESEE COUNTY, NEW YORK



SITE LOCATION MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE



SHEET INDEX:

TITLE SHEET	C-001
EXISTING CONDITION PLAN	C-010
SITE PREPARATION PLAN	C-100
SITE PLAN	C-200
SITE DETAILS	C-300
DEMO & FLOOR PLAN	A-101
EXTERIOR ELEVATIONS	A-201

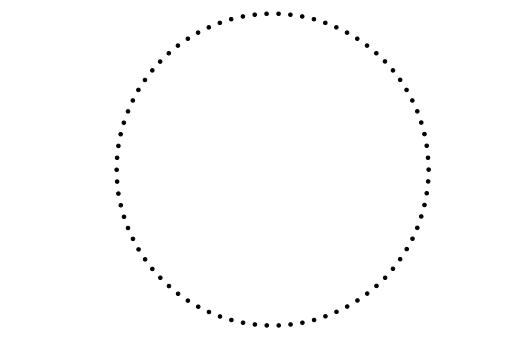
TOWN OF BATAVIA:

PLANNING BOARD CHAIR _____ DATE _____

TOWN ENGINEER _____ DATE _____



ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
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MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

MaCC ROOM EXPANSION

O-AT-KA MILK PRODUCTS COOP, Inc.



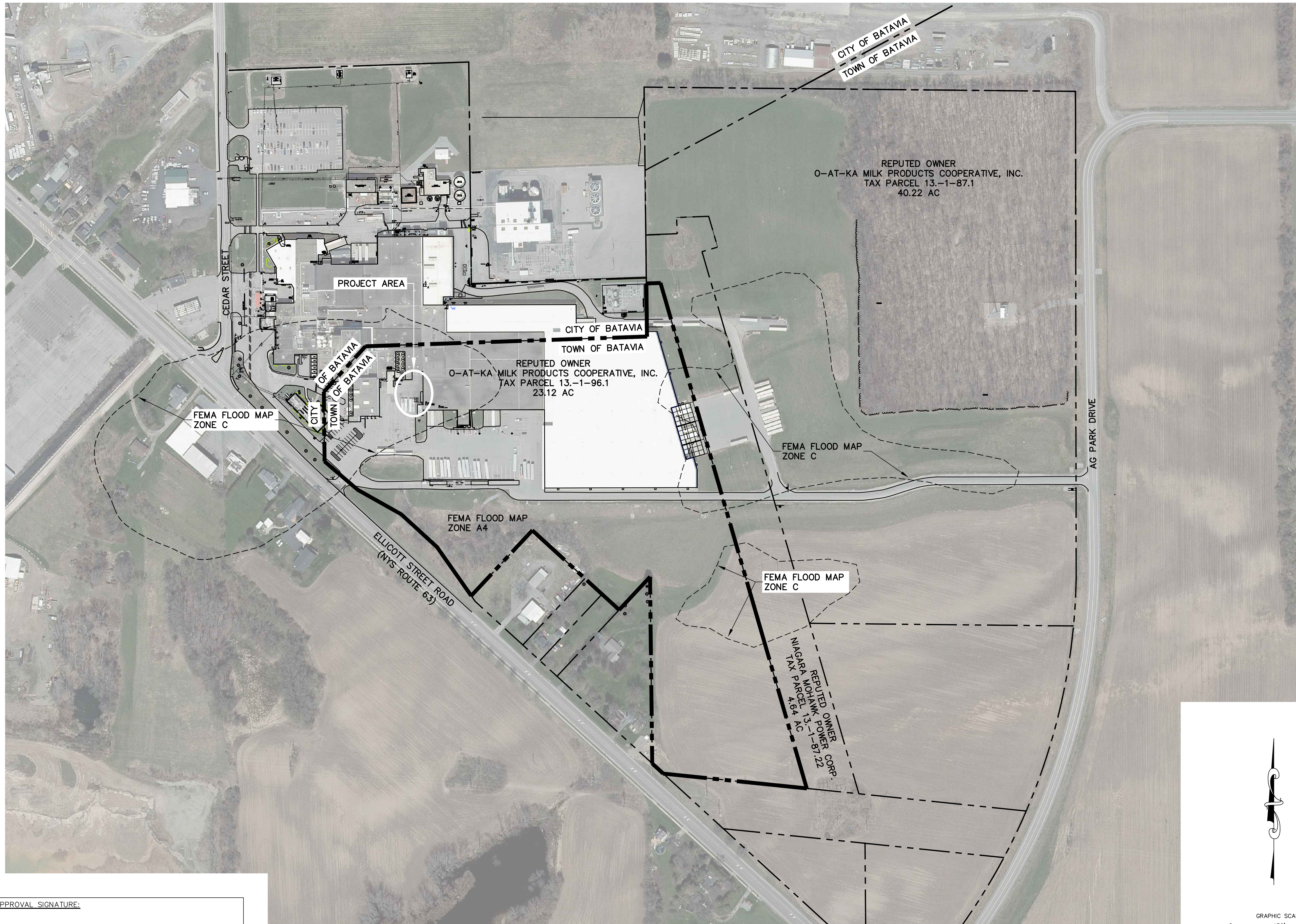
CEDAR & ELLICOTT STREETS
BATAVIA, NY 14020

REV	DATE	DESCRIPTION
B	03.07.22	TOWN PB SUBMISSION
A	02.22.22	PRELIMINARY
MK		

SHEET ISSUES	
VIP PROJECT NO.	
FILE NAME	21-2029 SITE PLAN
DRAWN BY	RCI
CHECKED BY	MRN

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SHEET TITLE
TITLE SHEET
SHEET NUMBER
C-001

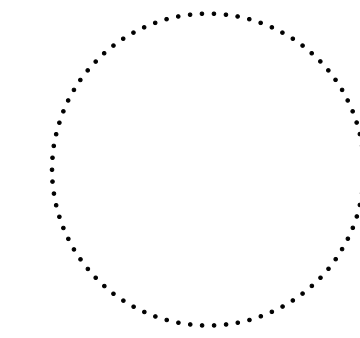


APPROVAL SIGNATURE: _____ DATE _____
 STEVEN J. MOUNTAIN, P.E. TOWN OF BATAVIA - TOWN ENGINEER



ARCHITECTURE

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 315.471.5338



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MaCC ROOM EXPANSION

O-AT-KA MILK PRODUCTS COOP, Inc.



CEDAR & ELLICOTT STREETS
 BATAVIA, NY 14020

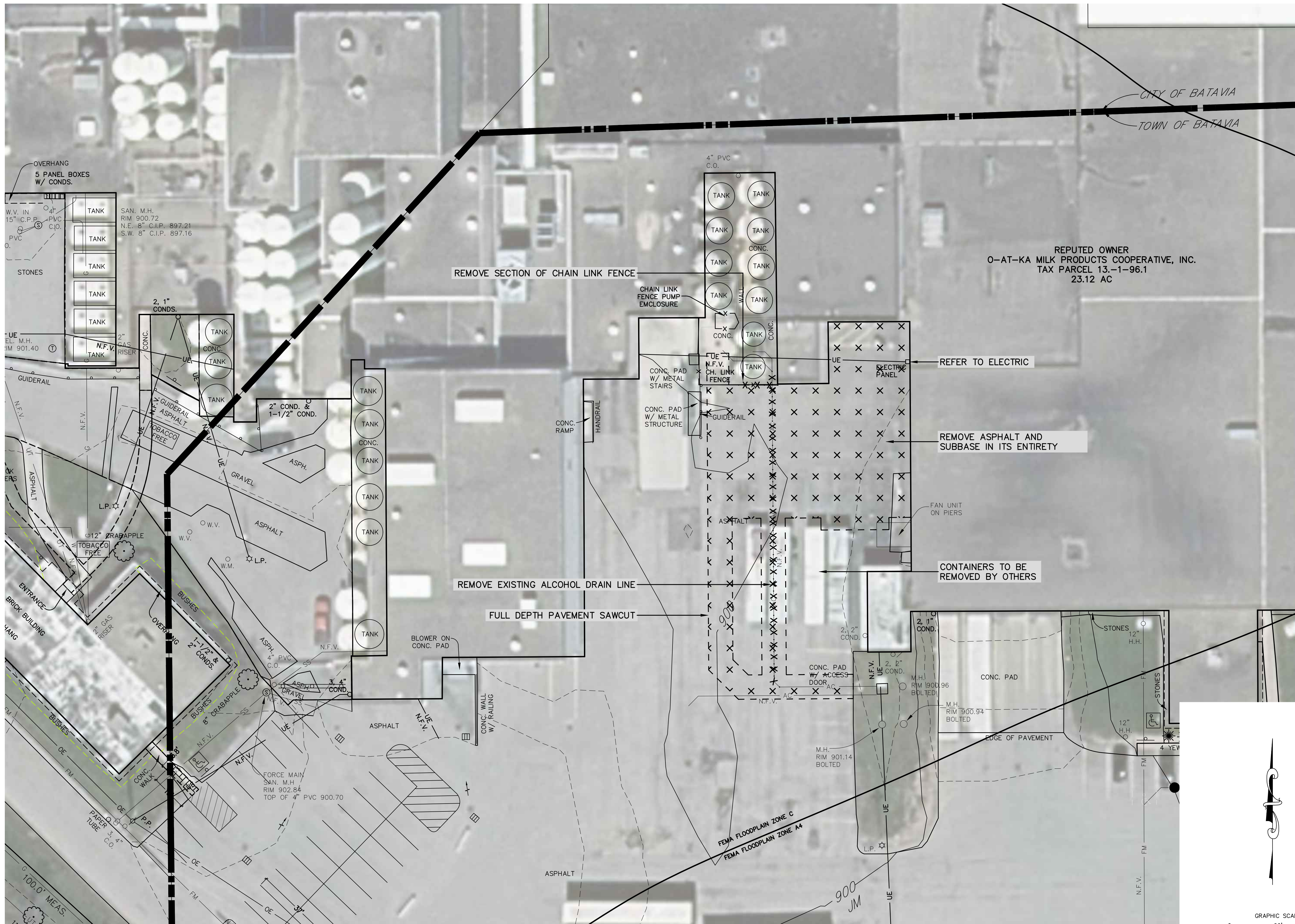
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A	02.22.22	PRELIMINARY

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EXISTING CONDITION PLAN

SHEET NUMBER
C-010



CITY OF BATAVIA
TOWN OF BATAVIA

REPUTED OWNER
O-AT-KA MILK PRODUCTS COOPERATIVE, INC.
TAX PARCEL 13.-1-96.1
23.12 AC

ONE WEBSTERS LANDING
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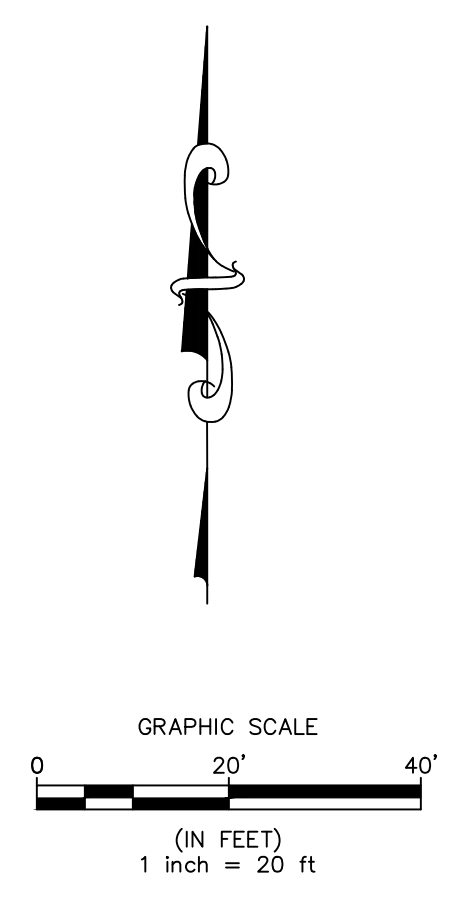
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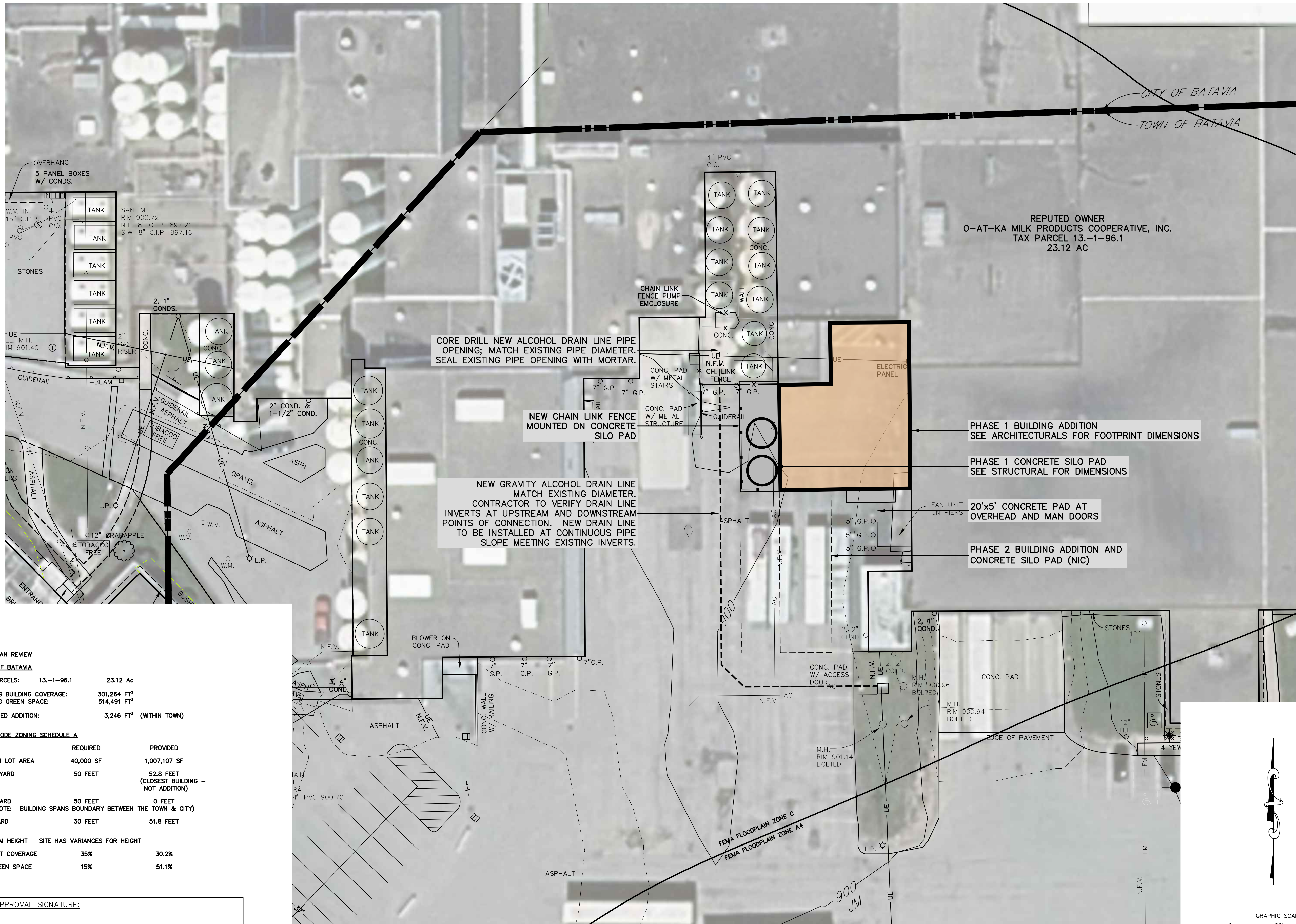
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A	02 22 22	PRELIMINARY

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SITE PREPARATION PLAN

SHEET NUMBER
C-100





SITE PLAN REVIEW

TOWN OF BATAVIA

TAX PARCELS:	13.-1-96.1	23.12 Ac
EXISTING BUILDING COVERAGE:	301,264 FT ²	
EXISTING GREEN SPACE:	514,491 FT ²	
PROPOSED ADDITION:	3,246 FT ²	(WITHIN TOWN)

TOWN CODE ZONING SCHEDULE A

	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SF	1,007,107 SF
FRONT YARD	50 FEET	52.8 FEET (CLOSEST BUILDING - NOT ADDITION)
REAR YARD	50 FEET	0 FEET (NOTE: BUILDING SPANS BOUNDARY BETWEEN THE TOWN & CITY)
SIDE YARD	30 FEET	51.8 FEET
MAXIMUM HEIGHT	SITE HAS VARIANCES FOR HEIGHT	
MAX LOT COVERAGE	35%	30.2%
MIN GREEN SPACE	15%	51.1%

APPROVAL SIGNATURE: _____ DATE _____

STEVEN J. MOUNTAIN, P.E.
TOWN OF BATAVIA - TOWN ENGINEER

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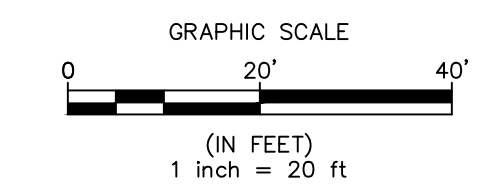


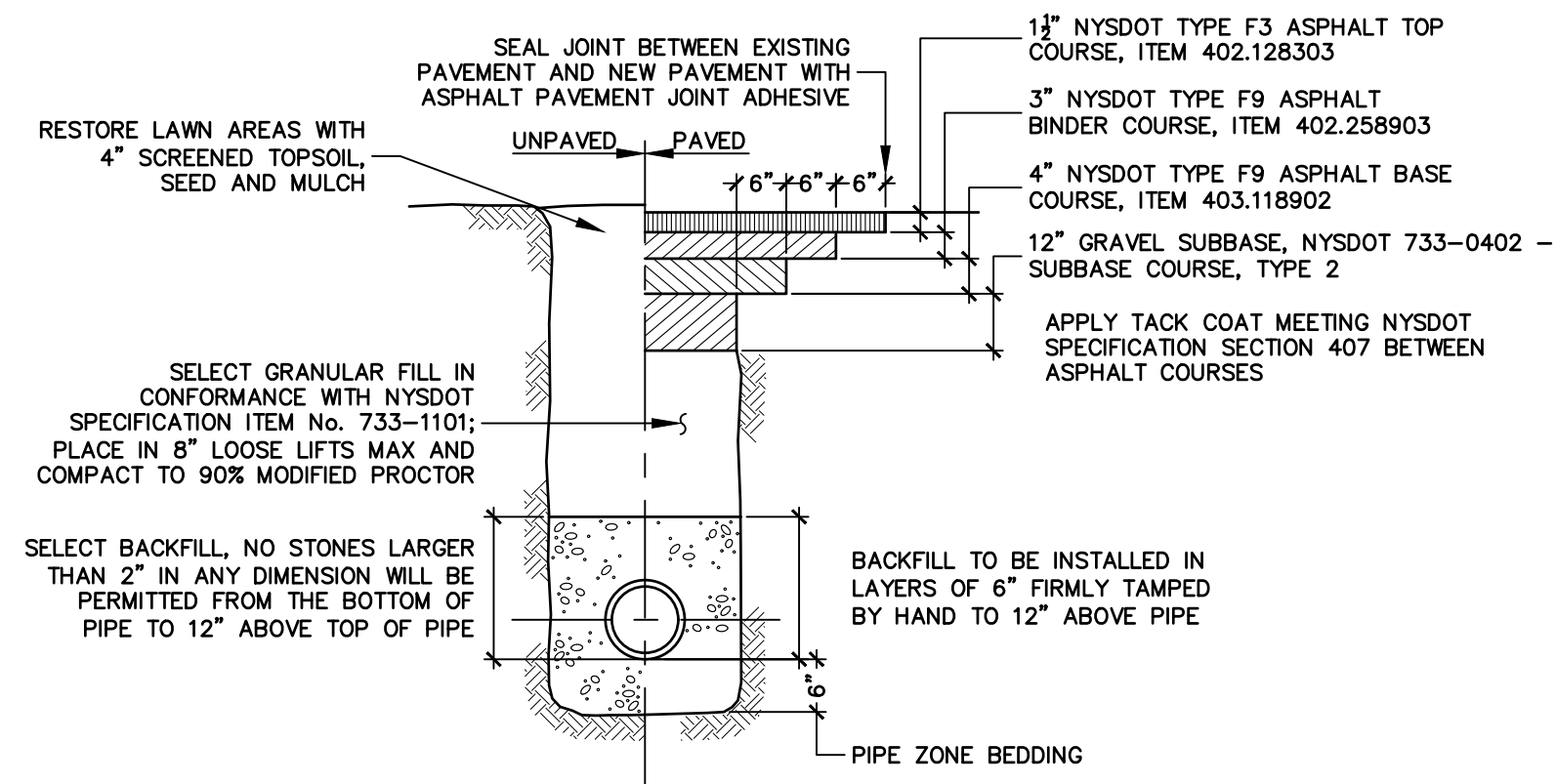
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FILE NAME	21-2029 SITE PLAN
DRAWN BY	RCI
CHECKED BY	MRN

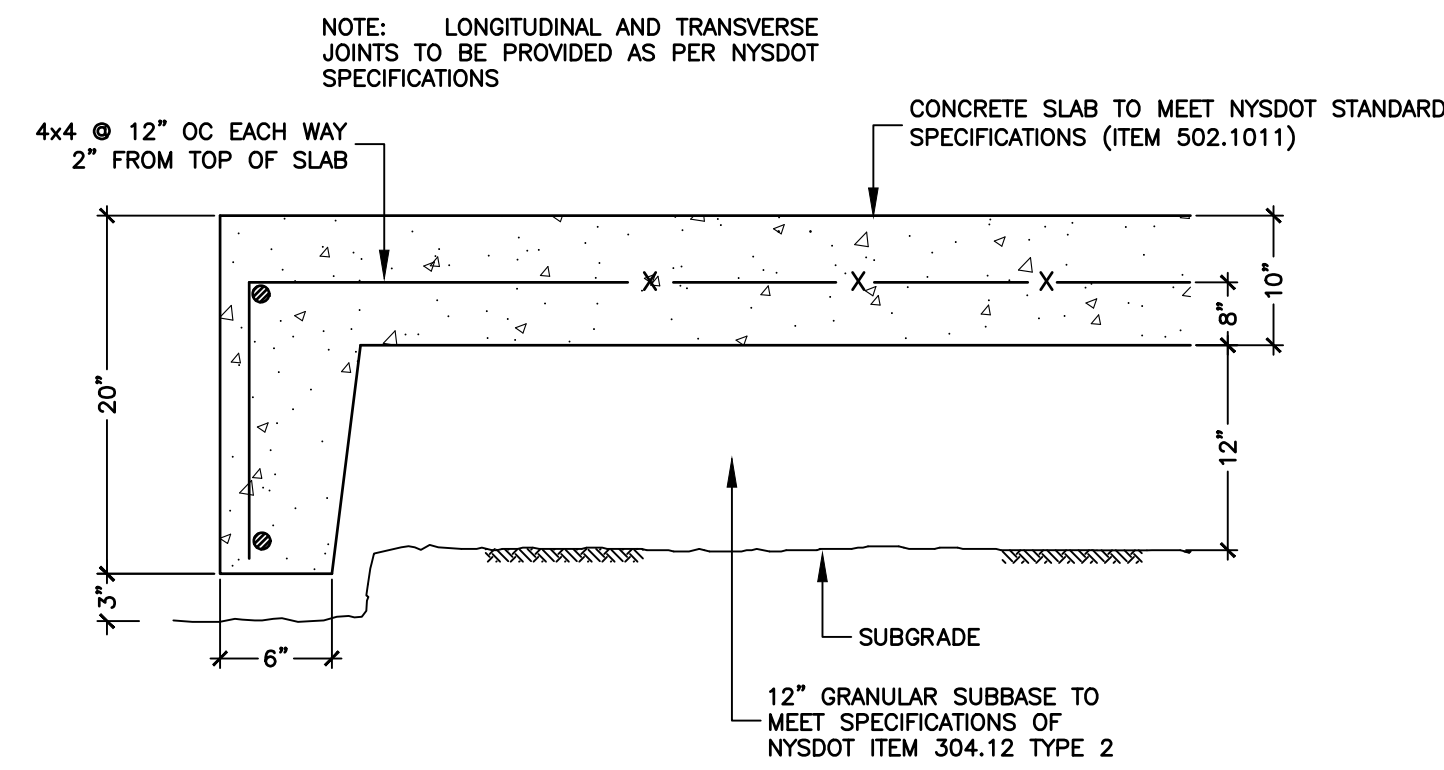
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US SIEVE No.	% PASSING BY WEIGHT	US SIEVE No.	% PASSING BY WEIGHT
2 INCH	100	1 INCH	100
1/4 INCH	25-60	3/4 INCH	90-100
#40	5-40	3/8 INCH	20-55
#200	0-10	#4	0-10
		#8	0-5

1 TYPICAL TRENCH AND RESTORATION DETAIL
SCALE: NTS



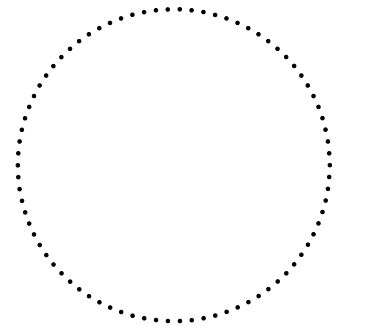
2 CONCRETE PAD AT OVERHEAD DOOR
SCALE: NTS

APPROVAL SIGNATURE: _____ DATE _____
STEVEN J. MOUNTAIN, P.E. TOWN OF BATAVIA - TOWN ENGINEER



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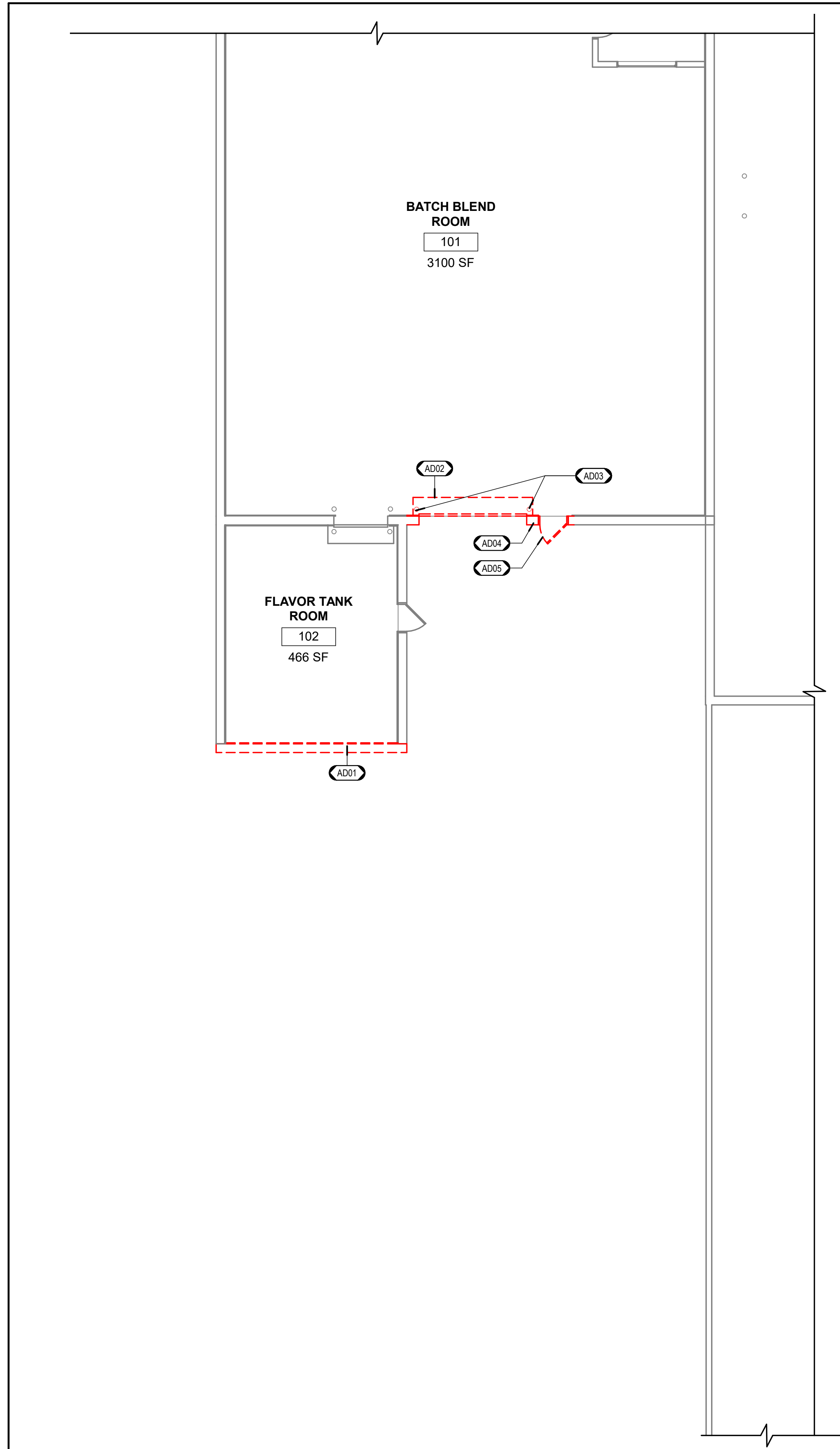
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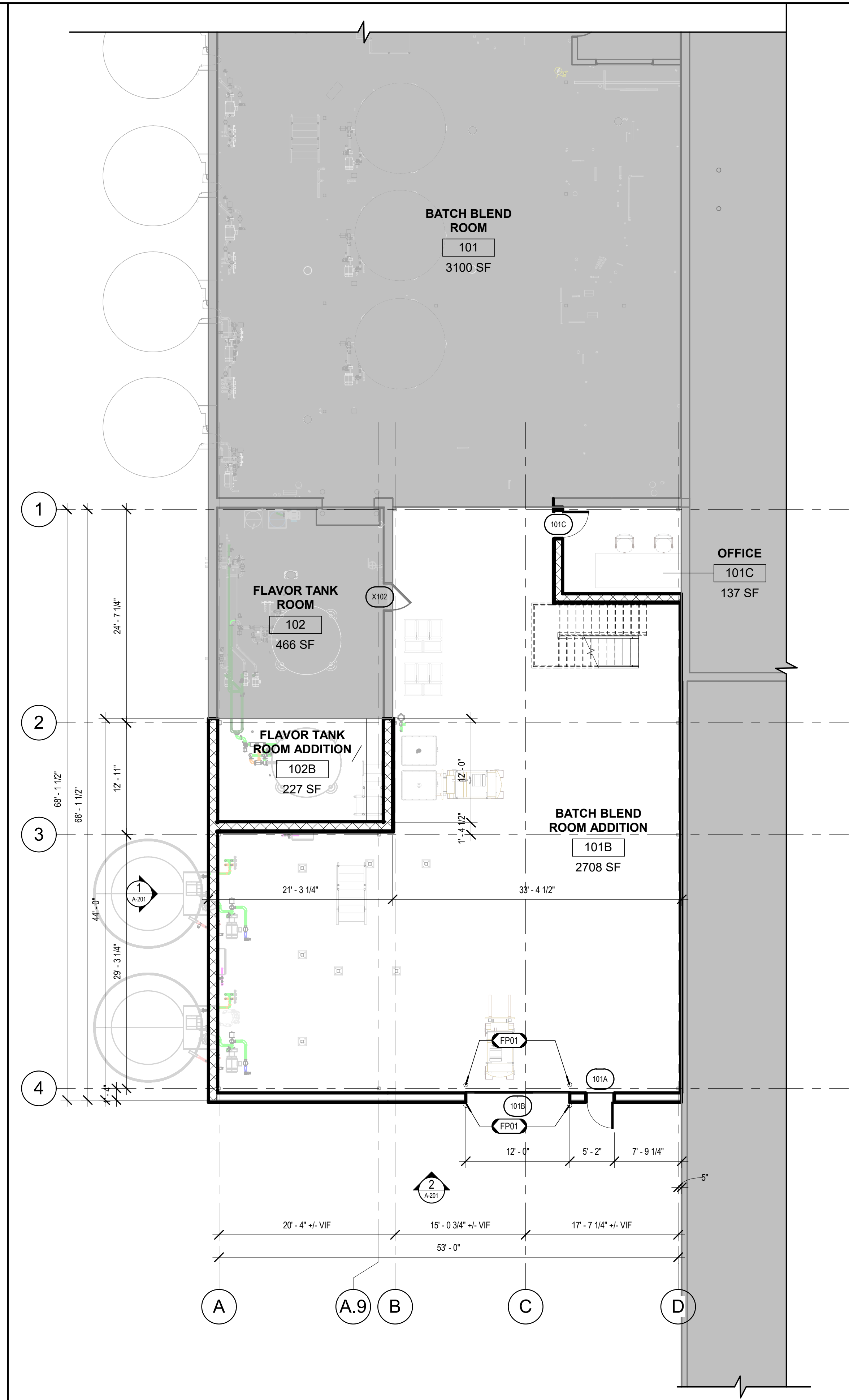
SHEET ISSUES	
VIP PROJECT NO.	
FILE NAME	21-2029 SITE PLAN
DRAWN BY	RCI
CHECKED BY	MRN

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SHEET TITLE
SITE DETAILS
SHEET NUMBER
C-300



1 DEMO PLAN - GROUND LEVEL (0'-0" AFF)
A-101 1/8" = 1'-0"



2 FLOOR PLAN - GROUND LEVEL (0'-0" AFF)
A-101 1/8" = 1'-0"

DEMO PLAN LEGEND:

- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION

DEMO PLAN GENERAL NOTES:

SEE SHEET A-001

DEMO PLAN KEYNOTES:

- AD01 REMOVE WALL IN ITS ENTIRETY
- AD02 REMOVE OVERHEAD DOOR AND TRACK IN ITS ENTIRETY
- AD03 REMOVE BOLLARD TO DEPTH REQUIRED TO PATCH & REPAIR DAIRY TILE TO MATCH EXIST
- AD04 REMOVE WALL TO MATCH HEIGHT OF ADJACENT DOOR OPENING
- AD05 REMOVE DOOR AND FRAME IN THEIR ENTIRETY

FLOOR PLAN LEGEND:

- EXISTING CONSTRUCTION NO WORK IN THIS AREA
- EXISTING DOOR, FRAME AND WALL CONSTRUCTION TO REMAIN
- NEW DOOR, FRAME AND WALL CONSTRUCTION

FLOOR PLAN GENERAL NOTES:

- 1) DIMENSIONS ARE TO FACE OF FRAMING/CMU UNLESS NOTED OTHERWISE.
- 2) RESILIENT CHANNEL INSTALLED TO STUDS ON SIDE OF WALL INDICATED BY WALL TAG.

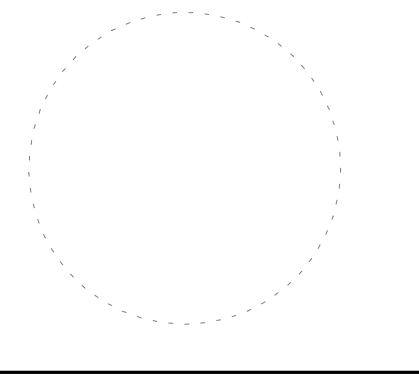
FLOOR PLAN KEYNOTES:

FP01 CONCRETE FILLED STEEL PIPE BOLLARD



ARCHITECTURE

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



MaCC ROOM EXPANSION

O-AT-KA MILK PRODUCTS COOP. INC.



CEDAR & ELLICOTT STREETS
BATAVIA, NY 14020

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ARCHITECTURE SHEET TITLE

DEMO & FLOOR PLAN - FLOOR 01

SHEET NUMBER

A-101

ELEVATION LEGEND:

ELEVATION GENERAL NOTES:

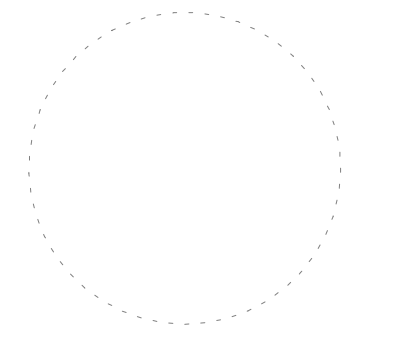
ELEVATION KEYNOTES:

- EL01 12" HI-R CMU
- EL02 3" INSULATED METAL PANEL
- EL04 6" COPING CAP
- EL12 INSULATED METAL PANEL TRIM
- EL13 CONCRETE FILLED STEEL PIPE BOLLARD
- EL15 CMU EXPANSION JOINT



ARCHITECTURE

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



MaCC ROOM
EXPANSION

O-AT-KA
MILK PRODUCTS
COOP. INC.



CEDAR & ELLICOTT
STREETS
BATAVIA, NY
14020

SHEET ISSUES		
NO.	DATE	DESCRIPTION
B	03.07.22	TOWN SUBMISSION
A	02.22.22	PRELIMINARY
MK		

VIP PROJECT NO.	21-4128
FILE NAME	4128_Model_ARCH_R22.rvt
DRAWN BY	Author
CHECKED BY	TCM

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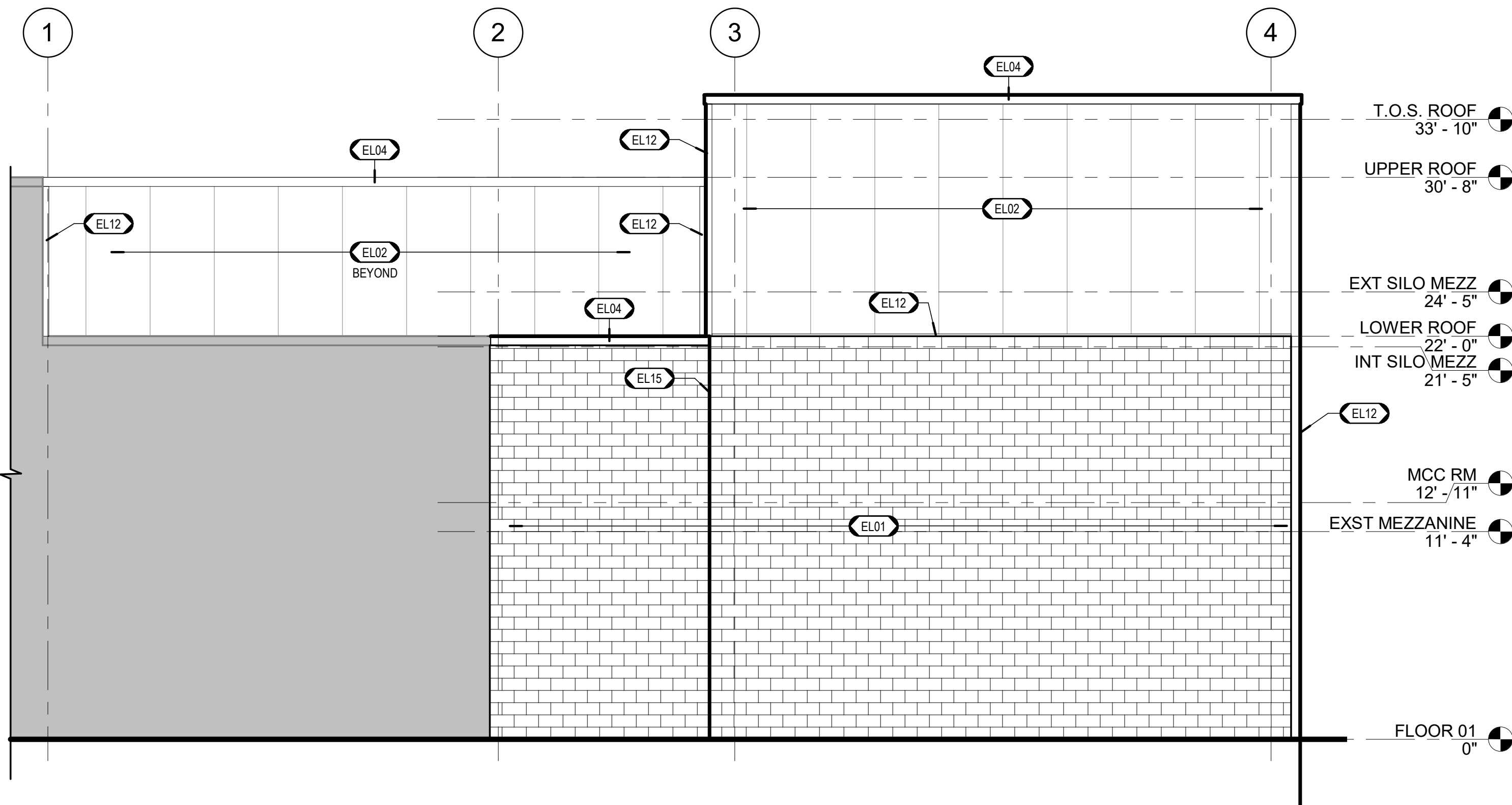
ARCHITECTURE SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

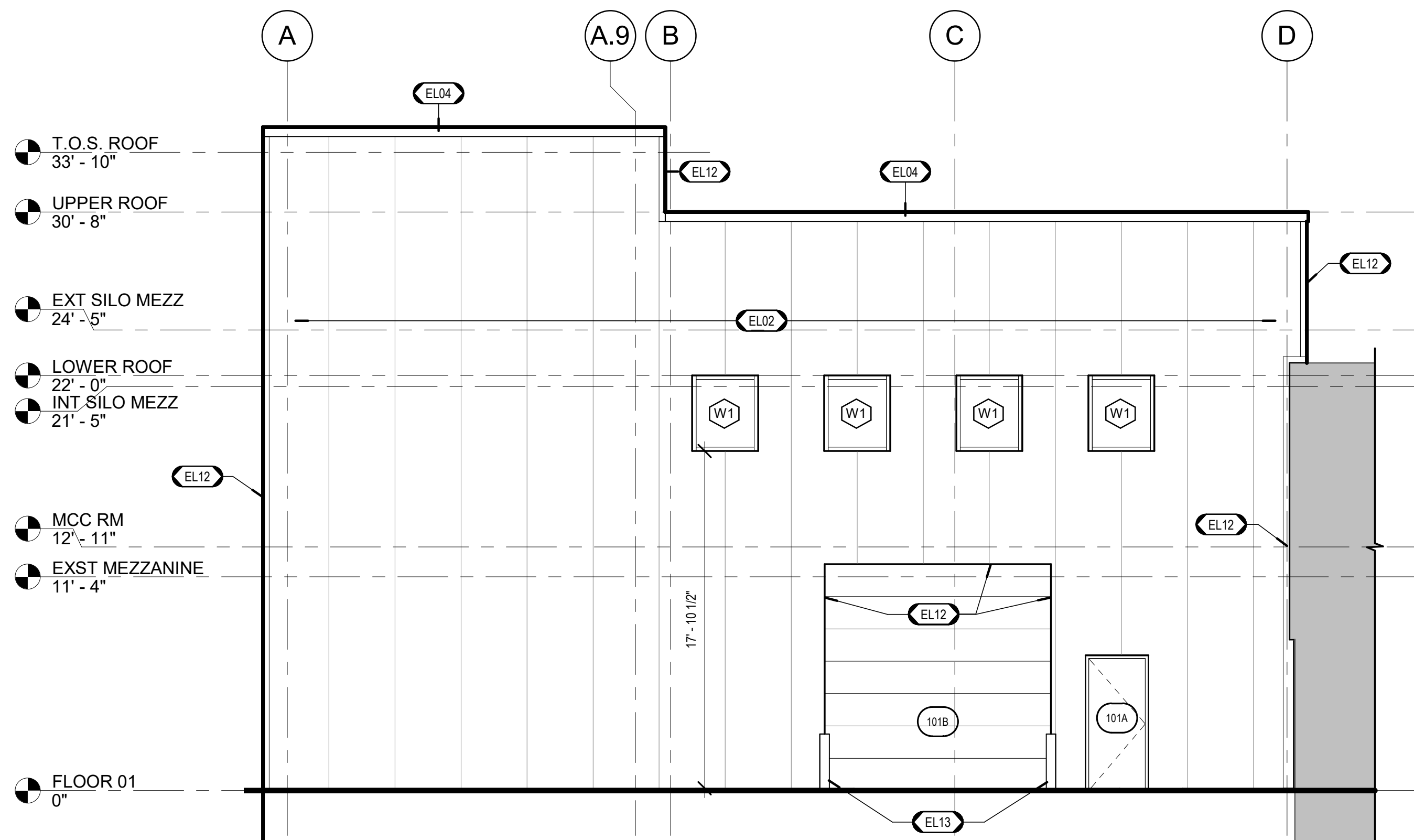
A-201

5/3/2022 4:45:23 PM



1 ELEVATION - EAST

A-201 3/16" = 1'-0"



2 ELEVATION - SOUTH

A-201 3/16" = 1'-0"

T-06-BAT-4-22

