



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-07-BAT-4-22**
Review Date **4/14/2022**

Municipality **BATAVIA, T.**
Board Name **PLANNING BOARD**
Applicant's Name **Gateway GS LLC (Gallina Development)**
Referral Type **Site Plan Review**
Variance(s)
Description: **Site Plan Review to modify a previously approved plan for 5 office park buildings at an existing business park (Gateway II).**
Location **Call Pkwy., Batavia**
Zoning District **Industrial Park (IP) District**

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed site plan modifications should pose no significant county-wide or intercommunity 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) 343-1729

Clear Form

DEPARTMENT USE ONLY:

GCDP Referral # T-07-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 Gallina Development
Address 7995 Call Parkway
City, State, Zip Batavia, NY, 14020
Phone (585) 285-1890 Ext. _____ Email jeff.radesi@gallinadev.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 7995 Call Pkwy, Batavia
- B. Nearest intersecting road W. Saile Dr.
- C. Tax Map Parcel Number 4.-1-57.2
- D. Total area of the property 8.9 Area of property to be disturbed 0.5
- E. Present zoning district(s) Industrial Park

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 Changes to commercial buildings square footage on a previously approved site plan.

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 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

Building and Zoning Application Permit No. _____

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

Date ___/___/___ 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. 4-1-57.2

Owners Name Gateway GS, LLC Phone No. (___) 585-654-6650

Address 1890 South Winton Road Suite 100, Rochester, NY 14618 Project Road Width 24 ft

Applicants Name Andrew Gallina Project Address 7995 & 8003 Call Parkway

E Mail Address _____ Phone No (___) 585-654-6650

Description of Project: Proposed 7,800 SF building addition on Lot 2 (#7995) & Proposed 6,600 SF building addition on Lot 5 (#8003). Lot 3 (# 7997) building square footage reduced from 27,000 to 17,400 SF

Existing Use Open Lot Proposed Use Office Space

Estimated Cost Building _____ Plumbing _____ Mechanical _____ 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, Gateway GS LLC, 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.

James Lunge - MRBC Group _____ 4/7/22 _____

Signature of Owner or Authorized Agent

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

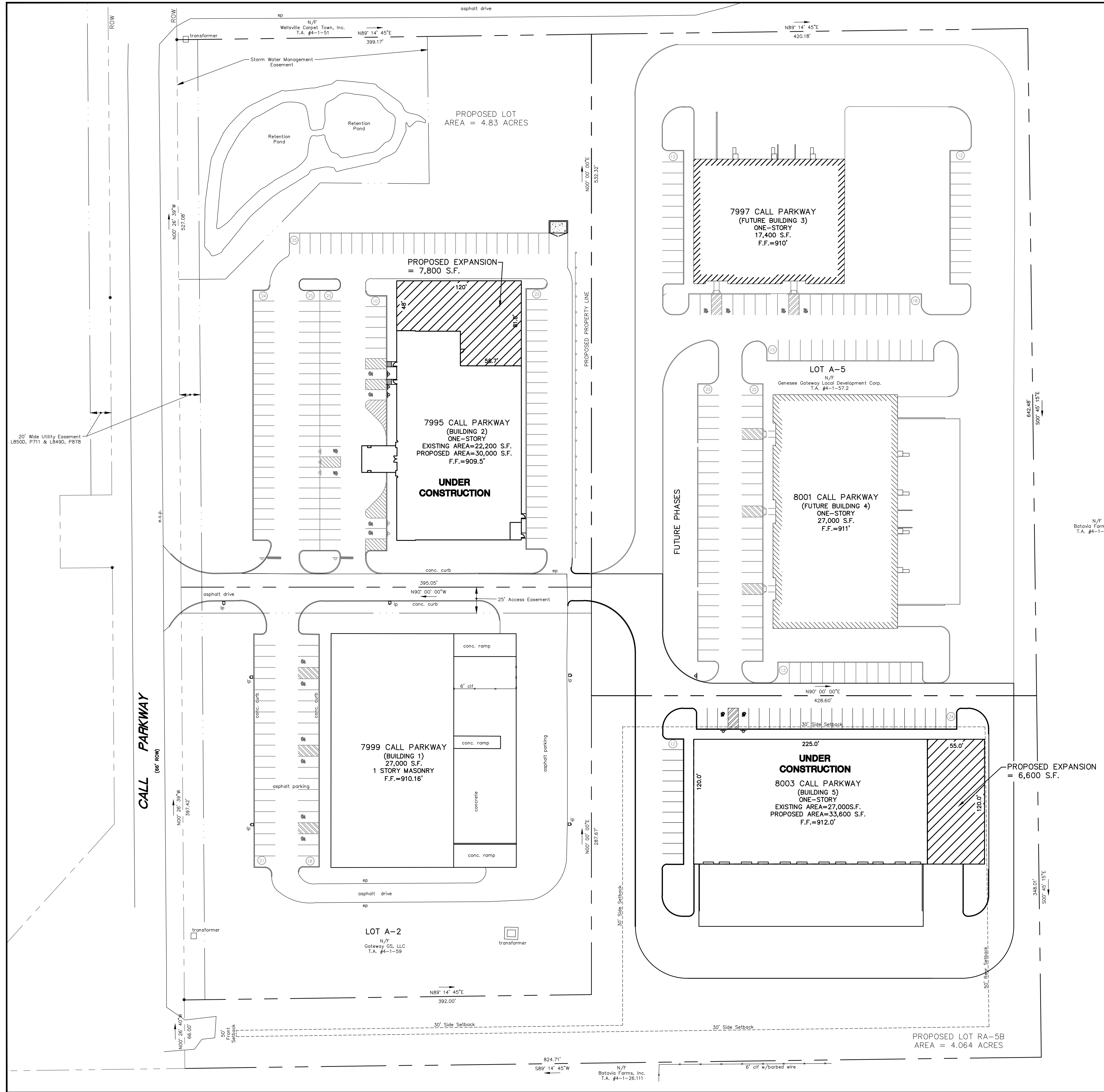
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Gateway II - Updates			
Project Location (describe, and attach a location map): 7995 & 8003 Call Parkway			
Brief Description of Proposed Action: Proposed 7,800 SF building addition on Lot 2 (#7995) & Proposed 6,600 SF building addition on Lot 5 (#8003). Lot 3 (# 7997) building square footage is proposed to be reduced from 27,000 to 17,400 SF			
Name of Applicant or Sponsor: Gateway GS, LLC		Telephone: 585-654-6650	
Address: 1890 South Winton Road Suite 100		E-Mail:	
City/PO: Rochester		State: NY	Zip Code: 14618
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 8.9 acres			<input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed? _____ 0.5 acres			<input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 11.5 acres			<input type="checkbox"/>
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 checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
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 type="checkbox"/>	<input checked="" 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"/>	

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 checked="" 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: _____		
Existing storm water management facility on site. _____		
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>Gateway GS, LLC</u> Date: <u>4/7/22</u> Signature: <u><i>Shane Thompson</i></u> - MRB Group Title: <u>Agent</u>		



SITE DATA:

OWNER:
GATEWAY GS, LLC
1890 SOUTH WINTON ROAD, SUITE 100
ROCHESTER, NY 14618

APPLICANT:
GALLINA DEVELOPMENT CORPORATION
1890 SOUTH WINTON ROAD, SUITE 100
ROCHESTER, NY 14618

TAX NO:
4-1-57.2

AREA:
4.06 ACRES

ZONING:
IP INDUSTRIAL PARK DISTRICT

ZONING REQUIREMENTS:

IP:	REQUIRED:	PROPOSED:
FRONT YARD:	50' MIN.	>300'
SIDE YARD:	30' MIN.	42.0'
REAR YARD:	50' MIN.	77.3'
BUILDING HEIGHT:	40' MAX.	<40'
LOT COVERAGE:	35% MAX.	20.9%
GREEN SPACE:	15% MIN.	44.4%
FRONTAGE:	200' MIN.	*990.5'
LOT SIZE:	40,000 S.F. MIN.	177,030 S.F.

BUILDING AREAS APPROVED:

BUILDING 1 = 27,000 SF
BUILDING 2 = 27,000 SF
BUILDING 3 = 27,000 SF
BUILDING 4 = 27,000 SF
BUILDING 5 = 27,000 SF
TOTAL BUILDING AREA APPROVED = 135,000 SF

BUILDING AREAS PROPOSED:

BUILDING 1 = 27,000 SF
BUILDING 2 = 30,000 SF
BUILDING 3 = 17,400 SF
BUILDING 4 = 27,000 SF
BUILDING 5 = 33,600 SF
TOTAL BUILDING AREA PROPOSED = 135,000 SF

PARKING REQUIRED:

BUILDING 1 = 20 SPACES
BUILDING 2 = 97 SPACES
BUILDING 3 = 35 SPACES
BUILDING 4 = 45 SPACES
BUILDING 5 = 42 SPACES
TOTAL PARKING SPACES REQUIRED = 222 SPACES

PARKING PROPOSED:

BUILDING 1 = 39 SPACES
BUILDING 2 = 134 SPACES
BUILDING 3 = 36 SPACES
BUILDING 4 = 75 SPACES
BUILDING 5 = 42 SPACES
TOTAL PARKING SPACES PROPOSED = 326 SPACES

PARKING REQUIRED:

OFFICE = 4,1,000 SF = 1/250 SF
250 SF x 24,155 SF = 97 SPACES
WAREHOUSE = 1/EMPLOYEE
1 EMP. x 15 EMP. = 15 SPACES
TOTAL = 15 SPACES
PARKING STALL SIZE 10'x20'

FLOOD PLAIN

THIS PARCEL DOES NOT FALL WITHIN THE 100 YEAR FLOODPLAIN AS DESIGNATED ON FLOOD INSURANCE RATE MAP: TOWN OF BATAVIA, MAP NO. 3602780012B, EFFECTIVE JANUARY 17, 1985 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

WETLANDS

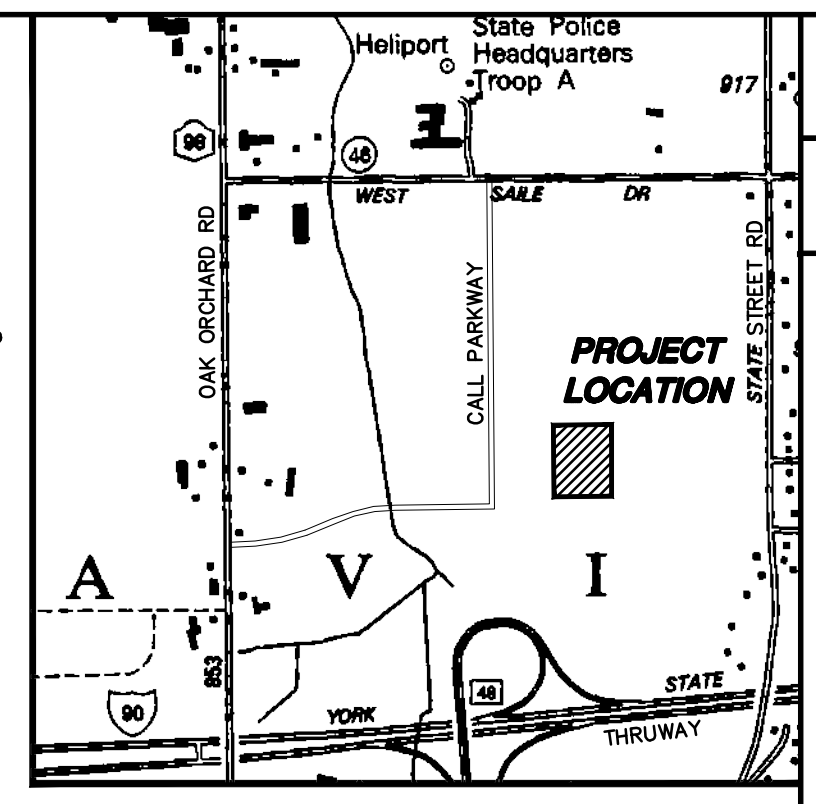
NYSDEC AND FEDERAL WETLANDS ARE NOT PRESENT ON SITE PER A REVIEW OF AGENCY WEB MAPPING ON JUNE 6, 2021.

REFERENCES

- BOUNDARY AND TOPOGRAPHIC INFORMATION ARE FROM AN INSTRUMENT SURVEY COMPLETED IN JANUARY 2021 BY JAMES H. MISSELL AND ASSOCIATES.
- ELEVATIONS ARE REFERENCED TO THE 1988 NGVD.
- HORIZONTAL DATUM NAD 1983.

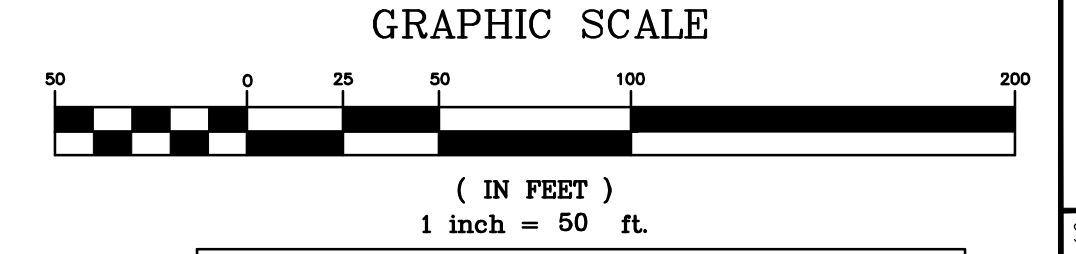
GENERAL NOTES

- ALL TOPSOIL TO REMAIN ON SITE.
- THE OVERALL SITE PLAN IS APPROVED, HOWEVER, THIS PLAN IS ONLY FOR THE CONSTRUCTION OF BUILDING 5 AS WELL AS OVERALL SITE GRADING. UTILITIES AND PADS FOR FUTURE BUILDINGS 3 & 4. THE DEVELOPER AND TOWN ARE UPDATING THE TRAFFIC STUDY. COMPLETION IS ANTICIPATED PRIOR TO THE CERTIFICATION OF OCCUPANCY FOR BUILDING 5.



LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING FENCE
	EXISTING LIGHT POLE
	EXISTING SURVEY PIN/PIPE
	LOWER CASE TEXT IS EXISTING FEATURE LABEL
	UPPER CASE TEXT IS PROPOSED FEATURE OR INSTRUCTION
	EXISTING UTILITY POLE
	PROPOSED SIGN



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

No.	Revisions and Descriptions	By	Date

Project Title: **GATEWAY II CORPORATE PARK CALL PARKWAY TOWN OF BATAVIA, NEW YORK**

Drawing Title: **SITE PLAN MODIFICATIONS**

Drawn By: JPC
Checked By: TUF
Scale: 1"=50'
Date: 12/14/21

MRB group
Engineering, Architecture & Surveying, D.P.C.
The Culver Road Armory, 145 Culver Road,
Suite 160, Rochester, New York 14620
Phone: 585-381-9250
www.mrbgroup.com

Sheet No. **G-1**
1 of **1**
Project No. **3356.21001**

DRAWING ALTERATION
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW ARTICLE 145 SECTION 7209 AND APPLIES TO THIS DRAWING:
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

T-07-BAT-4-22

