



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-13-BAT-10-23

Review Date

10/12/2023

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

BATAVIA, T.

PLANNING BOARD

Ulrich Sign Co, Inc.

Site Plan Review

Area Variance(s)

Area Variances and Site Plan Review to replace two sign faces and install one new freestanding sign at an existing self-storage facility (The Storage Mall).

Number of Signs

Maximum allowed: 1; Existing: 2; Proposed 3

Total Sign Area

Maximum allowed: 20 sq. ft.; Existing: 36 sq. ft.; Proposed 68 sq. ft.

Freestanding Sign Area

Maximum allowed: 8 sq. ft.; Existing: 0 sq. ft.; Proposed: 32 sq. ft.

Location
Zoning District

8250 Bank Street Rd., Batavia

Agricultural-Residential (A-R) District

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

Given that the sign package grossly exceeds that allowed per the Town's zoning regulations, the required modification is that the applicant eliminate the proposed free standing sign. With this required modification, the proposed signs should pose no significant county-wide or inter-community impact.

Director

October 12, 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) 815-7901



DEPARTMENT USE ONLY:
GCDP Referral # T-13-BAT-10-23

*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
10/4/2023

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 ZBA
Address 3833 West Main Street Road
City, State, Zip Batavia NY 14020
Phone (585) 343 - 1729 Ext. _____

2. APPLICANT INFORMATION

Name Ulrich Sign Co, Inc.
Address 177 Oakhurst Street
City, State, Zip Lockport NY 14094
Phone (716) 434 - 0167 Ext. _____ Email patrical@ulrichsigns.com

MUNICIPALITY: City Town Village of Batavia

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

- | | | |
|------------------------------------------------------|----------------------------------------------------|-----------------------------------------------|
| <input checked="" 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 8250 Bank Street Road
B. Nearest intersecting road Assemblyman R Stephen Hawley Dr
C. Tax Map Parcel Number 9.-1-114.113
D. Total area of the property 4.2 Acres Area of property to be disturbed 0
E. Present zoning district(s) AG-R

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 schedule A, Zoning code 235-39,D (5)

C. Please describe the nature of this request Applicant is requesting a Area variance for a free standing sign, size, and number of signs per town code.

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

- | | | |
|-------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------|
| <input checked="" type="checkbox"/> Local application | <input checked="" 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 Troy Williams Title CEO Phone (585) 343 - 1729 Ext. 208
Address, City, State, Zip 3833 West Main Street Road Email twilliams@townofbatavia.com

Building and Zoning Application Permit No. _____

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

Date 8/28/23 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. 9.-1-114,113

Owners Name Patrick Bailey Phone No. (585) 831-7034

Address 3349 Monroe Ave #251 Rochester NY Project Road Width _____ ft

Applicants Name Ulrich Sign Co. Inc. Project Address 8250 Bank Street Road

E Mail Address patrick@ulrichsigns.com Phone No (716) 434-0167

Description of Project: replace faces in existing wall signs. For 1 new ground sign per attached rendering

Existing Use storage units Proposed Use same

Estimated Cost Building N/A 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, Patrice Lesniak, 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.

Patrice Lesniak, Ulrich Sign Co., Inc 8/31/23

Signature of Owner or Authorized Agent

Date

Sign Attachment:

Permit No. _____

Applicants Name Ulrich Sign Co. Inc. Project Address 8250 Bank Street Rd
E Mail Address patrice1@ulrichsigns.com Phone No (716) 434-0167
Description of Project: Updated wall sign faces & f+1 new ground sign

Sign Permit Section

Type of Sign

New Relocation Alteration Reface Freestanding Building Sign Lighted

Sign Dimensions (new ground sign)

Height 7' Area in Square Feet 4 x 8 = 32 total sq. feet

Wall area if attached to building _____ sq. feet Wall location: North South East West

Total Number of existing signs on premises 2 Attached to Building 2 Free Standing 0

Total Number of signs applicant is applying for 1

New Relocation Alteration Reface Freestanding Building Sign Lighted

Sign Dimensions

Height 36" Area in Square Feet 3' x 6' = 18 total sq. feet

Wall area if attached to building existing sq. feet Wall location: North South East West

Total Number of existing signs on premises 2 Attached to Building 2 Free Standing 0

New Relocation Alteration Reface Freestanding Building Sign Lighted

Sign Dimensions

Height 36" Area in Square Feet 3 x 6 = 18 total sq. feet

Wall area if attached to building existing sq. feet Wall location: North South East West

Total Number of existing signs on premises 2 Attached to Building 2 Free Standing 0

Patrice Lomick, Ulrich Sign Co. Inc.

8/31/23

Signature of Owner or Authorized Agent

Date

Variance application: The Storage Mall, 8250 Bank Street Road

Install (1) 48" x 96" double sided, illuminated ground sign with 10' setback

Area Variance:

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance:

We seek to improve the esthetics of the property by integrating our brand image with a new illuminated ground sign. The sign will be professionally manufactured and will enhance the appearance of the business.

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue other than an area variance:

We believe the area variance is necessary to properly communicate and build our brand with the public. The variance is the only method to obtain approval for the new 32 square foot ground sign due to the business being located in the AG-R zone.

3. Whether the requested area variance is substantial:

We do not deem the requested area variance as substantial; The sign size is appropriate for the size of the property. The sign will help customers locate the entrance to the business.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

The proposed variance should have no adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The variance should do the contrary, the sign enhances the appearance of the business. This is part of the updated branding for The Storage Mall.

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the Area Variance.

We do not perceive this as self-created. We only seek to proceed accurately to enhance the appearance of the business. It provides a clean updated look that will better reflect on the community.



August 29, 2023

Town of Batavia
Planning Department
3883 W. Main Street Road
Batavia, NY 14020

Re: The Storage Mall Batavia

To Whom It May Concern,

Please accept this letter as authorization for Ulrich Sign Company, Inc. to act as agent for The Storage Mall in obtaining a sign permit for a new ground sign and updated wall sign faces, per renderings provided at 8250 Bank Street. If you have any questions, please contact me at (585) 831-7034.

Thank you,

Brittney Maniscalco

Brittney Maniscalco
Executive Assistant to Owner, Patrick Bailey



Illuminated Ground Sign

**THIS DESIGN PROPOSAL IS TO REMAIN PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THROUGH PURCHASE BY NAMED CLIENT.*

Client Approval _____ DATE _____

Ulrich Signs

177 Oakhurst Street
Lockport, New York 14094

Phone (716) 434-0167
Fax (716) 434-0226

www.ulrichsigns.com

Customer

Storage Mall

Location

Batavia

Date

4-5-23

Sales Representative

Chris

Designer

A. Boehmer

File Name

Storage Mall Batavia

Colors

X

Due to differences in monitors and printers, colors you see may vary from final product.

Description

D/F

Illuminated Ground Sign

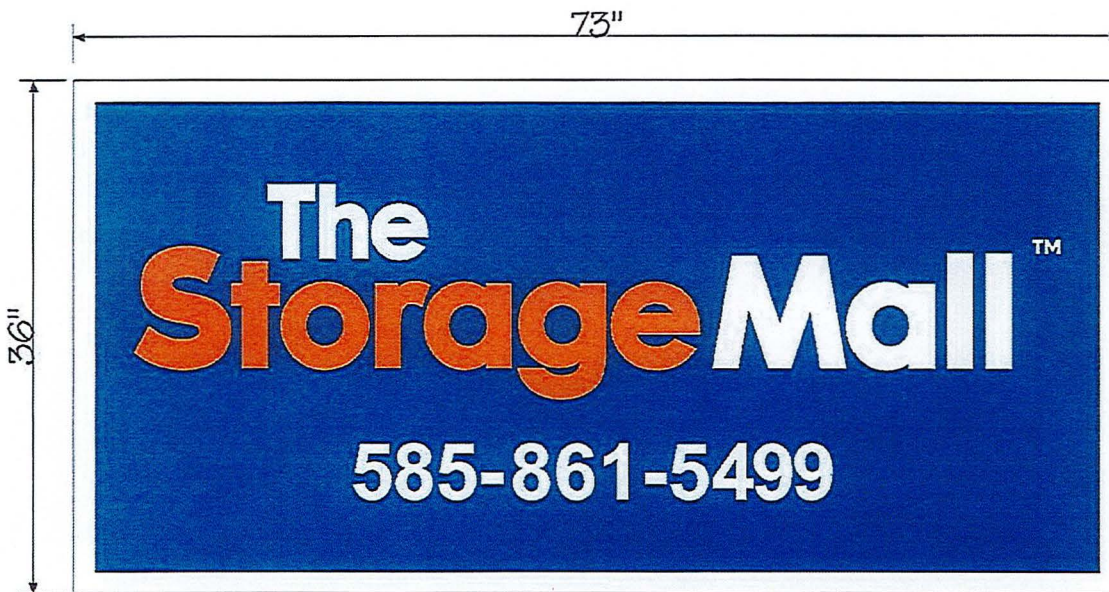


UL Inspected and labeled in accordance with UL standard #48 for electric signs installed, using UL listed parts and methods of installation in accordance with the National Electric Code.

LISTED

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

THIS DESIGN PROPOSAL IS THE EXPRESS PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THROUGH PURCHASE BY NAMED CLIENT.



■ PMS 715 C

■ PMS 4152 C

Gerber Translucent Kumkwat 250-74

Gerber Translucent Blue 250-167

Ulrich Signs

177 Oakhurst Street
Lockport, New York 14094

Phone (716) 434-0167
Fax (716) 434-0226

www.ulrichsigns.com

Customer

Storage Mall

Location

Batavia

Date

4-5-23

Sales Representative

Chris

Designer

A. Boehmer

File Name

Storage Mall Batavia

Colors

X

Due to differences in monitors and printers, colors you see may vary from final product.

Description

Faces for (2) S/F
Existing Wall Signs



LISTED

UL Inspected and labeled in accordance with UL standard #48 for electric signs installed, using UL listed parts and methods of installation in accordance with the National Electric Code.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

THIS DESIGN PROPOSAL IS THE EXPRESS PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THROUGH PURCHASE BY NAMED CLIENT.

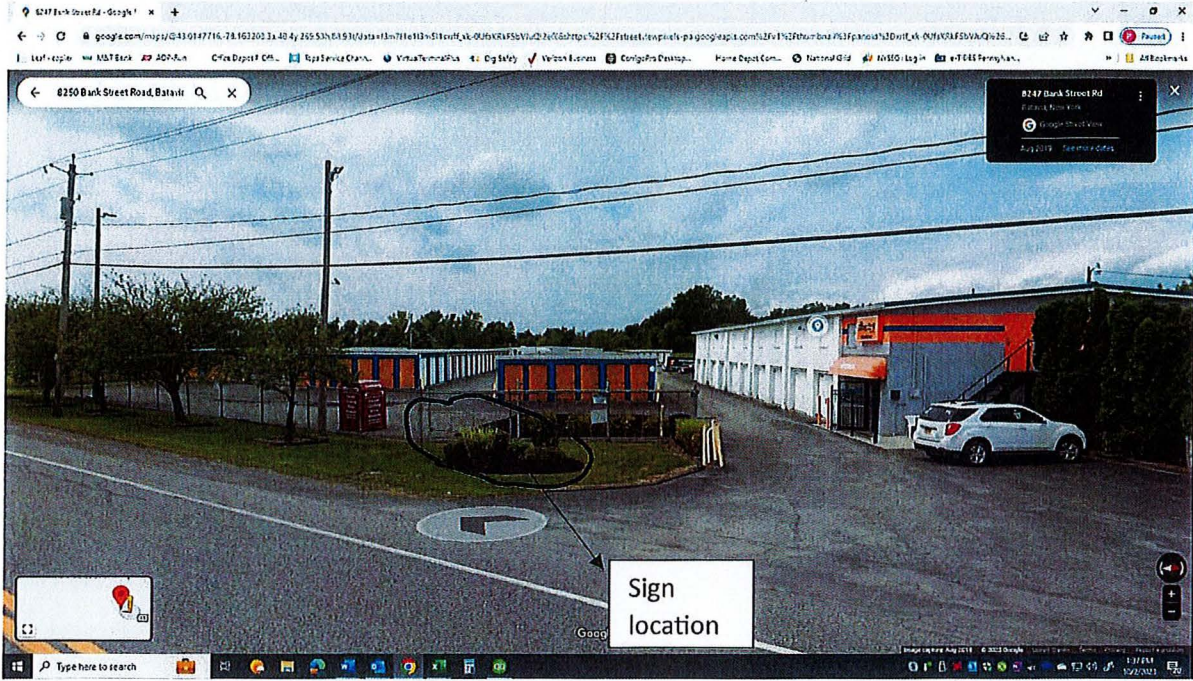


Faces

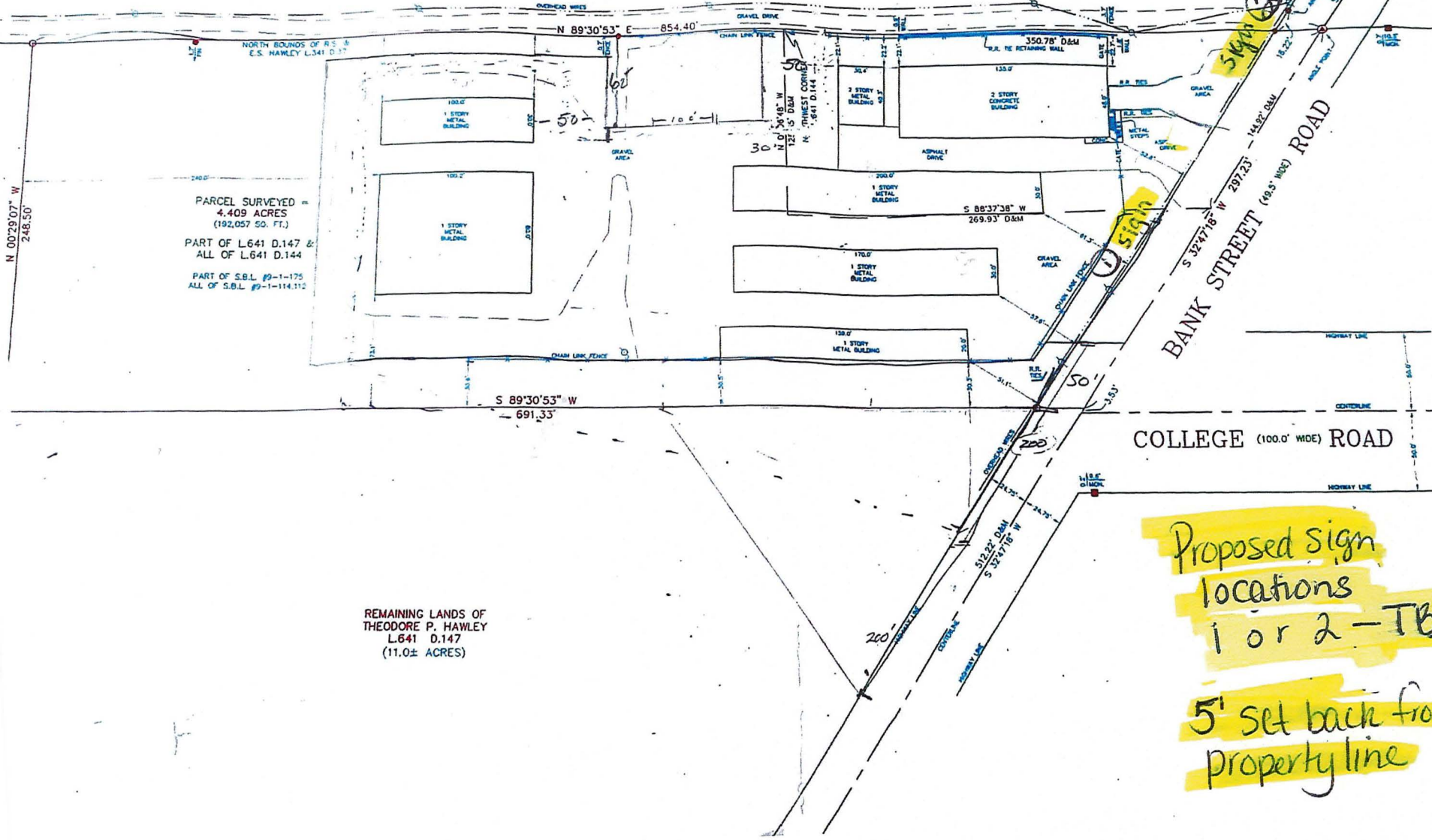
**THIS DESIGN PROPOSAL IS TO REMAIN PROPERTY OF ULRICH SIGN CO. UNTIL APPROVED & ACCEPTED THRU PURCHASE BY NAMED CLIENT.*

Client Approval _____

DATE _____



N/F
 FIRST FREE METHODIST CHURCH OF BATAVIA, NEW YORK
 L 611 D.180



PARCEL SURVEYED =
 4.409 ACRES
 (192,057 SQ. FT.)
 PART OF L.641 D.147 &
 ALL OF L.641 D.144
 PART OF S.B.L. 19-1-175
 ALL OF S.B.L. 19-1-114.112

REMAINING LANDS OF
 THEODORE P. HAWLEY
 L.641 D.147
 (11.0± ACRES)


























Proposed sign
 locations
 1 or 2 - TBD
 5' set back from
 property line

10/2/23

Town of Batavia Web Mapping Application



LEGEND

-  Water Tank
-  Pump Station
- Hydrant**
-  Red
-  Yellow
-  Yellow w/ Blue Caps
- Blowoff**
-  Below-Grade
-  Programable Flushing Unit
-  Blowoff Connection
-  Portable Continuous Flushing Setup
-  Portable Programable Hydrant Flushing Unit
- Fittings**
-  Type Not Specified
-  Bend
-  Cap
-  Cross
-  Coupling
-  Reducer
-  Blowoff Connection
-  Sleeve
-  Tee
-  Other
- Meters**
-  Unknown
-  Master Meter
-  Master w/ PRV-PSV
-  Meter
-  PRV-PSV

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: The Storage Mall Ground sign			
Project Location (describe, and attach a location map): 8250 Bank Street Road			
Brief Description of Proposed Action: Install a new ground sign for the Storage Mall on the front of the property. <i>(Per drawings provided)</i>			
Name of Applicant or Sponsor: Ulrich Sign Co., Inc.		Telephone: 716-434-0167 E-Mail: patricel@ulrichsigns.com	
Address: 177 Oakhurst Street			
City/PO: Lockport		State: NY	Zip Code: 14094
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Genesee County and Town of Batavia		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ N/A	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ N/A	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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>Patrice Lesniak / Ulrich Sign Co. Inc.</u> Date: <u>10/2/23</u> Signature: <u>Patrice Lesniak</u> Title: <u>office manager</u>		

T-13-BAT-10-23

