



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-02-PAV-05-25

Review Date

5/8/2025

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

PAVILION, T.

PLANNING BOARD

Nathanael Edmund / Dane Young - Young Excavation

Special Use Permit

Special Use Permit, and Site Plan Review to operate a contractor's yard and shop for minor repairs.

Location
Zoning District

10156 Asbury Rd., Pavilion

Agricultural Residential-1 (AR-1) District

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

The required modifications are as follows: 1) Signage complies with the Town's zoning regulations; 2) The storage and disposal of all new and used waste oils, lubricants, fuels, coolants and other hazardous materials shall be conducted in a manner consistent with all applicable State and Federal laws. With these required modifications, the proposed contractor's yard should pose no significant county-wide or inter-community impact.

Director

May 8, 2025

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



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

DEPARTMENT USE ONLY:

GCDP Referral # T-02-PAV-05-25

RECEIVED

By the Genesee County Dept. of Planning at 9:44 am, Apr 17, 2025

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 Pavilion Planning Board

Address 1 Woodrow Dr

City, State, Zip Pavilion, NY 14525

Phone (585) 584 - 8533

Ext. _____

2. APPLICANT INFORMATION

Name Nathanael Edmund

Address 8605 Harris Rd

City, State, Zip Leroy, NY 14482

Phone (585) 750 - 6208

Ext. _____

Email _____

dyoungny07@gmail.com

MUNICIPALITY: ☐ City ☒ Town ☐ Village of Pavilion

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 10156 Asbury Rd

B. Nearest intersecting road Telephone Rd

C. Tax Map Parcel Number 6.-1-8.11

D. Total area of the property 19.1 Acres Area of property to be disturbed 0

E. Present zoning district(s) AG res 1

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 Pavilion zoning schedule A

C. Please describe the nature of this request Applicant is for a SUP to operate a storage yard and shop for minor repairs

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 Troy Williams

Title CEO

Phone (585) 343 - 1729

Ext. 208

Address, City, State, Zip Batavia, NY 14020

Email twilliams@townofbatavia.com

Building and Zoning Application Permit No. _____

Town of Pavilion PO Box 126 Pavilion, NY 14525 ph. (585)584-3850 fax (585)584-8533

Date 3/31/25 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. _____

Owners Name Nathanael Edmund Phone No. (585) 750-6208

Address 8605 Harris Rd. LeRoy NY 14482 Project Road Width _____ ft

Applicants Name Dane Young Project Address 10156 Asbury Rd. LeRoy NY 14482

E Mail Address dyoungny07@gmail.com Phone No (585) 727-3829

Description of Project: New Sign for buisness, storage of heavy equipment and aggregate materials. New well. New Septic.

Existing Use Mechanic Shop Proposed Use Mechanic Shop / Storage Yard

Estimated Cost Building _____ Plumbing 30,000 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 PAVILION 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, Nathanael G. Edmund, 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.



Signature of Owner or Authorized Agent

3/27/2025

Date

Short Environmental Assessment Form

Part 1 - Project Information

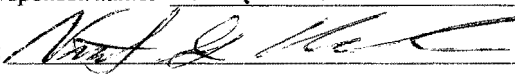
Instructions for Completing

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			
New Site Plan Young Excavation Shop & Yard			
Name of Action or Project: Young Excavation			
Project Location (describe, and attach a location map): 10156 Asbury Rd. LeRoy NY 14482			
Brief Description of Proposed Action: Young Excavation is in the process of purchasing this property. Property will be used as our shop and storage yard. Eventually it will be used as a Residence also. We are just cleaning up the property by removing a Lean-to and grain bin. We are installing a business sign near our driveway.			
Name of Applicant or Sponsor: Dane R. Young		Telephone: 585-727-3829	
		E-Mail: dyoungny07@gmail.com	
Address: 11 Austin St.			
City/PO: Belmont		State: NY	Zip Code: 14813
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		19 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
In the process of purchasing all 19 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>A well will be drilled after the property is purchased.</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>A septic system will be installed after the property is purchased.</u>	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 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? If Yes,	NO	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)? If Yes, briefly describe:	<input type="checkbox"/>	<input 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:	NO	YES
	<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? 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: <u>Nathanael G. Edmond</u> Date: <u>3/31/25</u>		
Signature: <u></u> Title: <u>Property Owner</u>		

TOWN
(circle one)

VILLAGE CITY OF Pavillion

Application # _____

Agricultural Data Statement

Date 3/31/25

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: Dane R. Young
Address: 11 Austin St.
Belmont NY 14813

Name: Nathanael G. Edmund
Address: 8605 Harris Rd.
LeRoy, NY 14482

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

2. Description of proposed project: New business sign, new well, new septic.
Storage of heavy equipment and aggregate material for
business.

3. Location of project: Address: 10156 Asbury Rd. LeRoy NY 14482
Tax Map Number (TMP) _____

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

5. If YES, Agricultural District Number _____ 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: William Harris
Address: Asbury Rd.
LeRoy NY 14482
Is this parcel actively farmed? ☐ NO ☒ YES

Name: Nathanael Edmund
Address: 8605 Harris Rd.
LeRoy NY 14482
Is this parcel actively farmed? ☐ NO ☒ YES

Name: _____
Address: _____
Is this parcel actively farmed? ☐ NO ☐ YES

Name: _____
Address: _____
Is this parcel actively farmed? ☐ NO ☐ YES

Dane R. Young
Signature of Applicant

Nathanael Edmund
Signature of Owner (if other than applicant)

Reviewed by:

Signature of Municipal Official

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.

BUSINESS PLAN

Young Excavation
10156 Asbury Rd, Le Roy, NY 14482, USA

March 21, 2025

Executive Summary

The Company

This excavation company was established on April 1, 2024 to provide services to residential and commercial customers. Services include full site preparation, underground utility installation, demolition, dump truck services, snowplowing, aggregate material handling, septic system installation and maintenance, equipment transport, pond building, driveway maintenance, topsoil screening and land grading.

The Ownership

The Company is structured as a sole proprietorship.

The Management

The Company will be managed by Dane R. Young.

The Goals and Objectives

My goal is to provide exceptional services at competitive pricing.

The Products and Services

Products we serve are stone aggregate, mulch and screened topsoil. The services we offer are heavy equipment operation in support of land clearing, underground utility installation, ponds, new site excavation, demolition, equipment transport, driveway maintenance and septic systems.

The Target Market

The Company 's target market has the following characteristics:

- Other: Any.

Pricing Strategy

The Company will use an economy pricing strategy.

Business Plan - Young Excavation

The Company

Business Sector

The Company currently operates in the construction sector.

Company Background

This excavation company was established on April 1, 2024 to provide services to residential and commercial customers. Services include full site preparation, underground utility installation, demolition, dump truck services, snowplowing, aggregate material handling, septic system installation and maintenance, equipment transport, pond building, driveway maintenance, topsoil screening and land grading.

Company Goals and Objectives

My goal is to provide exceptional services at competitive pricing.

Company Ownership Structure

The Company is structured as a sole proprietorship.

Ownership Background

- Owner: Dane R. Young

Experience and training: 23 years construction experience, Class A CDL, 40 Hour HAZWOPER, 10 Hour OSHA.

Company Management Structure

The Company will be managed by Dane R. Young.

Company Assets

The Company has the following assets:

- Equipment, with an estimated value of \$150,000.00.

The Products and Services

The Products and Services

Products we serve are stone aggregate, mulch and screened topsoil. The services we offer are heavy equipment operation in support of land clearing, underground utility installation, ponds, new site excavation, demolition, equipment transport, driveway maintenance and septic systems.

Proprietary Rights

CDL Class A.

Marketing Plan

The Target Market

The Company 's target market has the following characteristics:

- Other: Any.

Location Analysis

Close to natural resources.

Established Customers and Clients

Highly Satisfied.

Pricing

The Company will use an economy pricing strategy.

Advertising

The Company will promote the business through:

- Email marketing (newsletters, brand story, etc.);
- Social media; and
- Print (magazines, flyers, etc.).

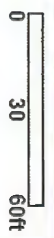
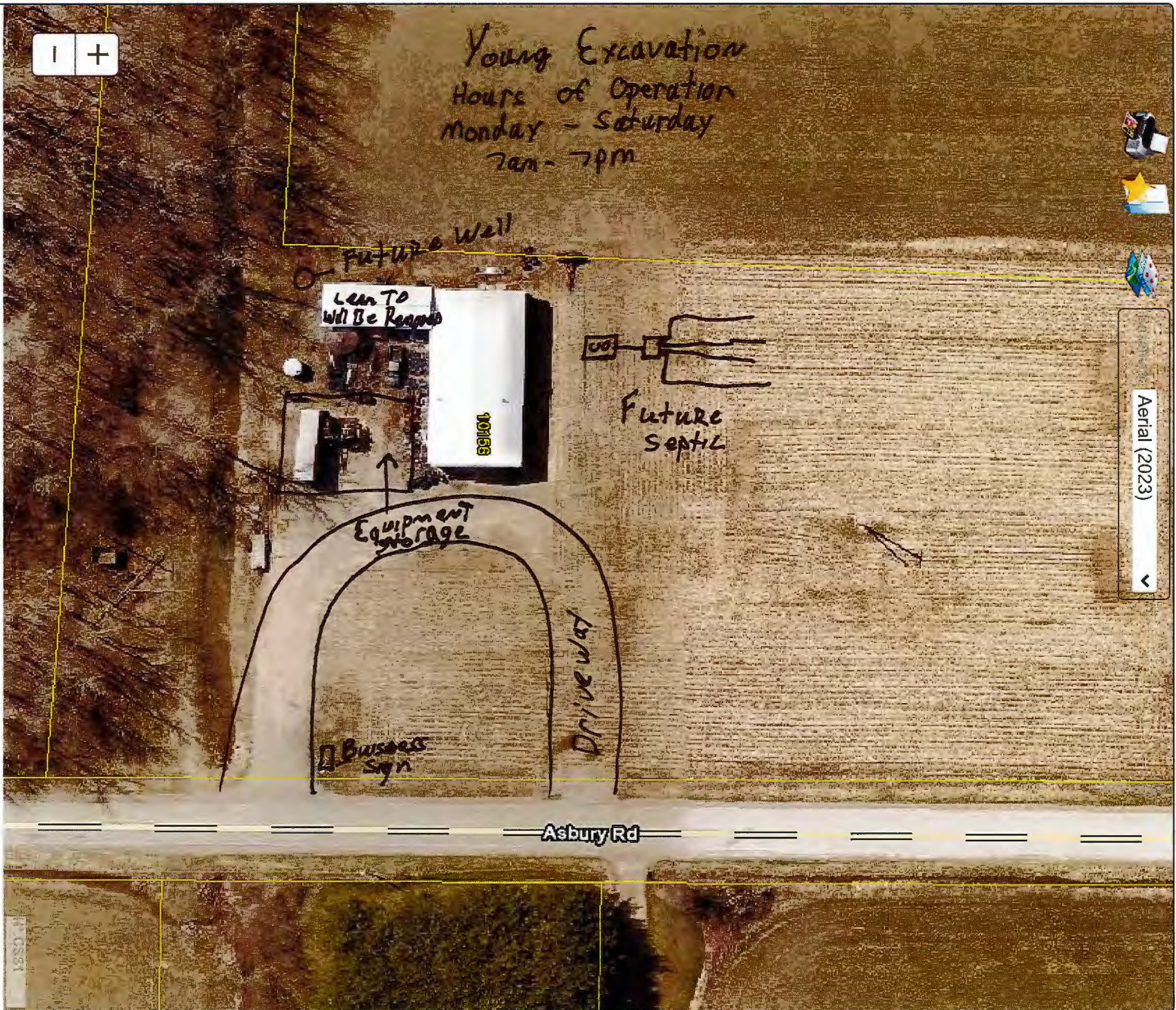
Operations

Staffing

The Company will continue to employ one full-time employee for the foreseeable future.

Suppliers

Dolomite Group, Spalina Materials, Kistner Concrete, Western NY Concrete.



Town of Batavia Web Mapping Application



LEGEND

Water Tank

Pump Station

Hydrant Out of Service

Red, Out of Service

Yellow w/ Blue Caps, Out of Service

Yellow, Out of Service

Hydrant

Red

Yellow

Yellow w/ Blue Caps

Blowoff

Below-Grade Programmable Flushing Unit

Blowoff Connection

Portable Continuous Flushing Setup

Portable Programmable Hydrant Flushing Unit

Fittings

Type Not Specified

Bend

Cap

Cross

Coupling

Reducer

Blowoff Connection

Sleeve

Tee

Other

wendelcompanies.com

T-02-PAV-05-25



04/04/2025

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