



## GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

**T-03-BAT-06-25**

Review Date

**6/12/2025**

Municipality

**BATAVIA, T.**

Board Name

**PLANNING BOARD**

Applicant's Name

**Alicia Brenkus**

Referral Type

**Special Use Permit**

Variance(s)

Description:

**Special Use Permit to construct a new building for dog grooming business (Precious Paws).**

Location

**8668 Hopkins Rd., Batavia**

Zoning District

**Agricultural-Residential (A-R) District**

### PLANNING BOARD RECOMMENDS:

**APPROVAL**

EXPLANATION:

**The proposed dog grooming business should pose no significant county-wide or inter-community impact.**

Director

June 12, 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-03-BAT-06-25

**RECEIVED**

By the Genesee County Dept. of Planning at 2:48 pm, Jun 05, 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 Batavia Planning Board

Address 3833 West Main St Rd

City, State, Zip Batavia, NY 14020

Phone (585) 343 - 1729

Ext. 238

**2. APPLICANT INFORMATION**

Name Alicia Brenkus

Address 319 S Jackson St

City, State, Zip Batavia, NY 14020

Phone (585) 993 - 0052

Ext. \_\_\_\_\_

Email preciouspaws10596@gmail

**MUNICIPALITY:** ☐ City ☒ Town ☐ Village of Batavia

**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 8668 Hopkins Rd Batavia, NY 14020

B. Nearest intersecting road West Main St Rd

C. Tax Map Parcel Number 10.-2-7.1

D. Total area of the property 4.4 acres Area of property to be disturbed .25 acres

E. Present zoning district(s) Agricultural/Residential

**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 Code Section 235-25 Agricultural/Residential District

C. Please describe the nature of this request Applicant is requesting a Sprcial Use permit to construct a dog groomer

**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 Matthew Mahaney

Title CEO

Phone (585) 343 - 1729

Ext. 238

Address, City, State, Zip 3833 West Main St Rd Batavia, NY 14020

Email mmahaney@townofbatavia.com

TOWN VILLAGE CITY OF Batavia  
(circle one)

Application # \_\_\_\_\_

## Agricultural Data Statement

Date 06/05/2025

**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>Alicia Brenkus</u> Address: <u>319 S Jackson St</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: Applicant is requesting a Special Use permit to construct a Dog Groomer  
\_\_\_\_\_  
\_\_\_\_\_

3. Location of project: Address: 8668 Hopkins Rd Batavia, NY 14020  
Tax Map Number (TMP) 10.-2-7.1

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: _____ 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
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

\_\_\_\_\_  
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.

# Building and Zoning Application Permit No. \_\_\_\_\_

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

Date 6/3/25 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. 10.-2-7.1

Owners Name Alicia Brenkus Phone No. (585) 993-0052

Address 8608 Hopkins Rd Batavia NY 14020 Project Road Width 236 ft

319 S Jackson Batavia NY 14020  
Applicants Name Alicia Brenkus Project Address 8608 Hopkins Rd Batavia

E Mail Address preciouspaws10596@gmail.com Phone No (585) 993-0052

Description of Project: The construction of new pole barn building and parking lot for commercial dog grooming

Existing Use Land Proposed Use dog grooming business

Estimated Cost Building \_\_\_\_\_ Plumbing \_\_\_\_\_ Mechanical \_\_\_\_\_ Miscellaneous \_\_\_\_\_

4.4 acres

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 PERFORMANCE OF CONSTRUCTION.

I, Alicia Brenkus, 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.

Alicia Brenkus 6/3/25

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							
<b>Name of Action or Project:</b> Precious Paws, Dog Grooming							
<b>Project Location (describe, and attach a location map):</b> 8668 Hopkins Road, Batavia, New York 14020							
<b>Brief Description of Proposed Action:</b> The Construction of a new 'pole-barn' building and parking lot for commercial dog grooming.							
<b>Name of Applicant or Sponsor:</b> Alicia Brenkus		<b>Telephone:</b> (585) 993-0002 <b>E-Mail:</b> preciouspaw10016@gmail.com					
<b>Address:</b> 8668 Hopkins Rd							
<b>City/PO:</b> batavia		<b>State:</b> NY	<b>Zip Code:</b> 14020				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? <span style="float: right;">4.41 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">0.25 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">3.4 acres</span>							
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Urban    <input checked="" type="checkbox"/> Rural (non-agriculture)                         </div> <div style="width: 50%;"> <input type="checkbox"/> Industrial    <input type="checkbox"/> Commercial    <input type="checkbox"/> Residential (suburban)                         </div> <div style="width: 50%;"> <input checked="" type="checkbox"/> Forest    <input type="checkbox"/> Agriculture                         </div> <div style="width: 50%;"> <input type="checkbox"/> Aquatic    <input checked="" type="checkbox"/> Other(Specify): Powerline Easement                         </div> <div style="width: 50%;"> <input type="checkbox"/> Parkland                         </div> </div>							

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	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	
	<input checked="" type="checkbox"/>	<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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" 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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Upon perc. test approval a new septic system will be installed. If perc. test fails to allow for a 'typical' septic system, a site-specific system will be engineered and constructed.	<input checked="" 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: _____ _____ _____			

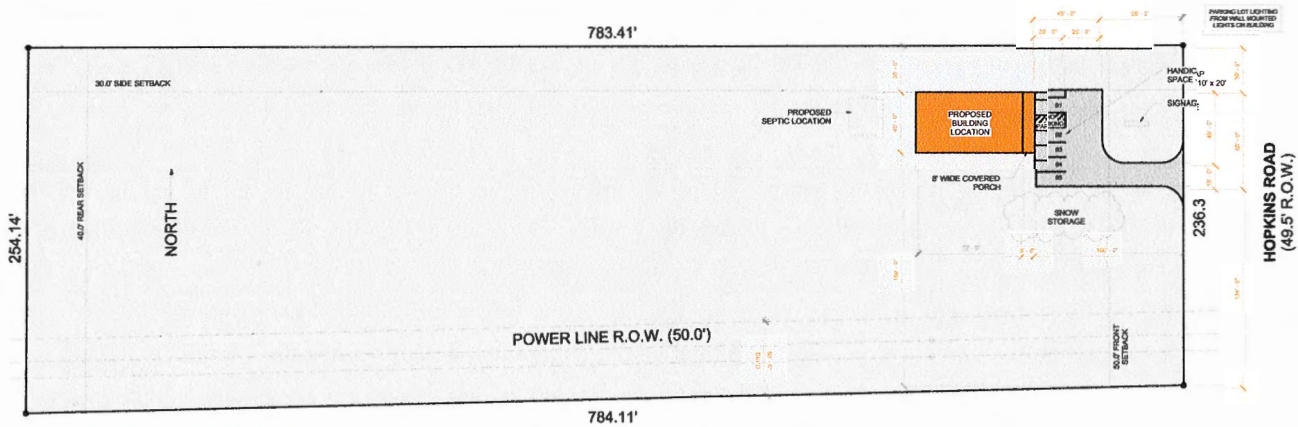
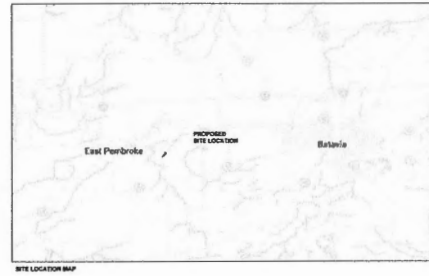
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input 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)? If Yes, briefly describe:	<input checked="" 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"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Alivia Brull</u> Date: <u>6/3/25</u> Signature: <u>Alivia Brenkus</u> Title: <u>Dog groomer / owner</u>		



# PRECIOUS PAWS - SITE PLAN

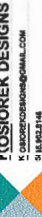
FOR SPECIAL USE PERMIT APPLICATION ONLY  
NOT FOR CONSTRUCTION

SITE INFORMATION			
TOWN OF BATAVIA, NEW YORK			
OWNER: BATAVIA TOWN			
PROPOSED USE: BATAVIA TOWN - RESIDENTIAL USE			
PROPOSED LOT: BATAVIA TOWN - RESIDENTIAL USE			
SPECIAL USE PERMIT REQUIRED			
REQUIREMENTS	PROPOSED	PROPOSED	PROPOSED
FRONT SETBACK	30.0'	30.0'	30.0'
REAR SETBACK	30.0'	30.0'	30.0'
SIDE SETBACK	30.0'	30.0'	30.0'
MIN. LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	10,000 SQ. FT.
MIN. FRONT YARD SETBACK	30.0'	30.0'	30.0'
MIN. SIDE YARD SETBACK	30.0'	30.0'	30.0'
MIN. REAR YARD SETBACK	30.0'	30.0'	30.0'



PROPOSED SITE PLAN  
1" = 30'-0"

GENERAL NOTES:  
1. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.  
2. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.  
3. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.



FOR SPECIAL USE PERMIT  
APPLICATION ONLY

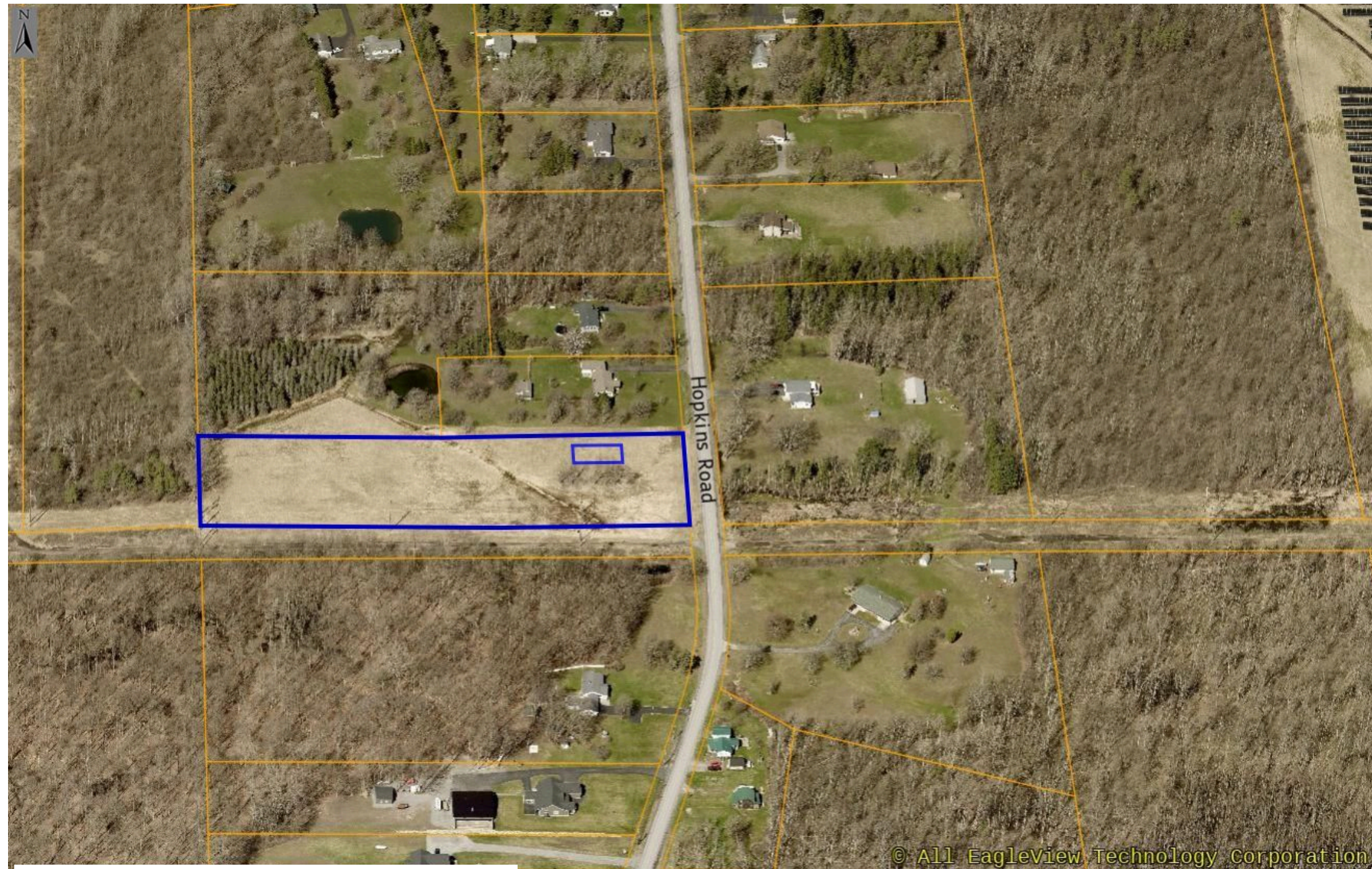
PRECIOUS PAWS  
BATAVIA TOWN, NEW YORK

REVISIONS:  
1. 1" = 30'-0"

DATE: 10/1/2024  
DRAWN BY: J. KOSIOREK  
CHECKED BY: J. KOSIOREK  
APPROVED BY: J. KOSIOREK

A0

**T-03-BAT-06-25**



**04/04/2025**

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