



## GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

**C-03-BAT-11-25**

Review Date

**11/13/2025**

Municipality

**BATAVIA, C.**

Board Name

**BATAVIA CITY COUNCIL**

Applicant's Name

**Line 42 Architectures (Joshua Best)**

Referral Type

**Zoning Map & Text Amendments**

Variance(s)

Description:

**Zoning Map & Text Amendments to rezone two parcels with a new P-5 Planned Development District.**

Location

**200 Oak St. (NYS Rt. 98), Batavia**

Zoning District

**Commercial (C-2) Land Conservation (L) Districts**

### PLANNING BOARD RECOMMENDS:

**APPROVAL**

### EXPLANATION:

**The proposed rezoning and zoning text amendments are consistent with the City of Batavia Comprehensive Plan adopted in 2017 and therefore should pose no significant county-wide or inter-community impact. The plan designates the area as "Highway Commercial: designation is intended to encourage development of uses that cater to the needs of highway travelers" (p.58).**

Director

November 13, 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 # C-03-BAT-11-25

**RECEIVED**

By the Genesee County Dept. of Planning at 4:33 pm, Nov 03, 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) City CouncilAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6345 Ext. \_\_\_\_\_**2. APPLICANT INFORMATION**Name Line 42 Architectures (Joshua Best)Address PO Box 665City, State, Zip East Aurora, NY 14052Phone (716) 818 - 9168 Ext. \_\_\_\_\_ Email josh@line42arch.com

**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 200 Oak and parcel 71.014-2-5.112B. Nearest intersecting road Noonan and GatewayC. Tax Map Parcel Number 71.014-2-5.111 and 71.014-2-5.112D. Total area of the property 5.70 and 2.38 acres Area of property to be disturbed 0E. Present zoning district(s) C-2 and L**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

C. Please describe the nature of this request 1) Create a P-5 zoning district with standards to be added to Article VII of the Batavia Municipal Code. 2) Change the zoning of these two parcels to P-5 Planned Development District.

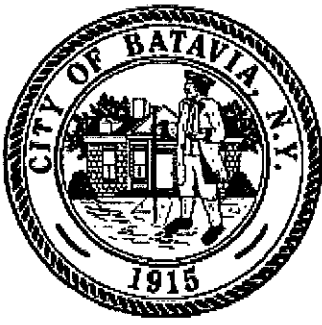
**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- ☐ 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: Cover letter, referral letters

**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. \_\_\_\_\_Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



*City of Batavia*  
*Department of Public Works*  
*Bureau of Inspections*

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 10/8/25

Re: 200 Oak St. (71.014-2-5.111) and parcel number 71.014-2-5.112

The City has received a request to create a P-5 Planned Development District with standards specific to the new district. This special district is being established to satisfy a demand for mixed use commercial/residential development where the grounds, elements, and facilities are owned and maintained by a common entity. It is further requested that the zoning of these two parcels be changed from C-2 General Commercial, to P-5 Planned Development District.

City Council has requested the Planning and Development Committee review the proposal and make recommendations for their consideration.

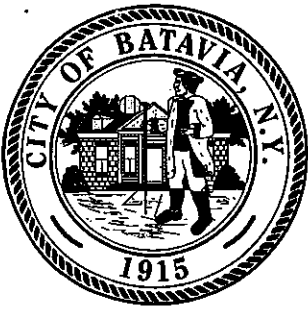
**Review Procedures:**

**County Planning Board-** Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is located within 500 feet of a NYS road or highway. **Referral will be made prior to City Council's final approval.**

**City Planning and Development Committee-** Pursuant to City Charter chapter 13-3, the Planning and Development Committee shall serve in an advisory capacity to City Council and make recommendations regarding proper use of private lands as outlined in the comprehensive plan.

BMC 190-51 If the PDC fails to file a report within thirty days after referral, the proposed amendment shall be deemed approved, and City Council may proceed.

City Council will be the lead agency to conduct SEQR.



# City of Batavia

10/21/25

Batavia City Council  
One Batavia City Centre  
Batavia NY 14020


Dear Council President:

During its regularly scheduled meeting of October 21, 2025, the Planning and Development Committee reviewed a proposed amendment to include a P-5 Planned Development District in Article VII "Special Districts" of the Batavia Municipal Code. Also considered, was a request to change the zoning of parcels 71.014-2-5.111 and 71.014-2-5.112 from C-2 General Commercial to the newly created P-5.

After discussion, a motion was supported to recommend Council consider adding P-5 and its specific standards as attached (BMC 190-27.1 "Planned Development District P-5"), to Article VII of the BMC. It's further recommended that the two parcels be rezoned from C-2 to P-5 "mixed use commercial/residential".

Please feel free to contact me if you have any questions regarding this matter.

Respectfully submitted,

  
Duane Preston  
PDC Chairman

## Article VII. Special Districts

### § 190-~~27~~.1 Planned Development District P-5.

A. Purpose. A Planned Development District, hereinafter referred to as P-5 District, shall be established to help satisfy a demand in the City for mixed use commercial/residential development where there are common areas, elements or facilities owned and maintained by a common entity. In addition, the creation of said district shall ensure the efficient and functional use of land in such development.

B. P-5 District shall be created by rezoning lands within the City of Batavia in accordance with § 190-51 of this chapter, as amended from time to time.

C. Permitted uses. In the P-5 District, no building or structure shall be erected, altered or extended and no land, building or structure, or part thereof, shall be used for other than one or more of the following uses:

- (1) Any permitted principal or accessory use as permitted in the R-1 Residential District.
- (2) Any permitted principal or accessory use as permitted in the C-1 Commercial Use District.
- (3) Any permitted principal or accessory use as permitted in the C-2 Commercial Use District.
- (4) Large-scale Multifamily Developments complying with § 190-37. Subsection G. (1, 5, 7, 8, 12, 13, 14, and 15) entitled "Large-scale multifamily developments."
- (5) Live/work units complying with § 190-37, Subsection K, entitled "Standards applicable for all special use permits."
- (6) Brew pubs and micro breweries complying with § 190-37, Subsection K, entitled "Standards applicable for all special use permits."
- (7) Public storage rental units/buildings with or without outside storage complying with § 190-37 Subsection M. (1, 4, 5, 6, and 7) entitled "Public storage rental units/buildings."

D. General requirements. The proposed development shall be in harmony with the general purpose, goals, objectives and standards of the City's Comprehensive Plan and this chapter, especially as stated in §§ 190-2 and 190-23.

- (1) The proposed buildings and uses shall not have an adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility systems and other matters which affect the public health, safety and general welfare.
- (2) The proposed development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring properties.
- (3) The proposed development shall be adequately served by essential public facilities and services, including, but not limited to sanitary sewers, public water supply,

storm water drainage facilities, street capacity, police protection, fire-suppression services and public schools as well as other public and private facilities and services essential to support and serve the proposed residential use.

(4) Natural features, including streams, drainage ways and existing trees, shall be preserved and incorporated in the landscaping of the development whenever possible.

(5) All utility lines providing electric, gas, telephone, television or other similar services shall be installed underground. Surface-mounted equipment shall be located in a manner so as to minimize potential conflict with other uses and activities.

(6) Accessory structures/uses and recreational facilities such as open or enclosed tennis courts, exercise facilities, picnic areas, gazebos, or swimming pools shall be in compliance with §190-35 C. and D. of this chapter.

(7) No more than one structure shall be permitted to house maintenance shops and vehicles used exclusively for the maintenance and management of the P-5 District.

(8) In addition to the off-street parking requirements, common space for the exclusive use and convenience of residents of the P-5 District to store vehicles, boats, campers, recreational vehicles and other similar items shall be provided. If outside storage is proposed, adequate landscaping and buffering shall be provided in order to screen the site from adjacent areas and uses.

E. Density, height, area and yard requirements:

(1) Open space. Not less than 15% of the land area within the P-5 District shall be maintained as open space for the exclusive use and enjoyment of residents of the district.

(2) Lot coverage. The lot coverage of all buildings and structures within the P-5 District shall not exceed 50% of the area within the district.

(3) Building height. No building within the P-5 District shall exceed 40 feet in height.

(4) Distance between buildings. The minimum distance between a dwelling structure and any other structure shall not be less than 40 feet, excluding accessory structures dedicated to the dwelling.

(5) Setback from other districts. No structure within the P-5 District shall be located closer than 40 feet to any boundary line of the P-5 District.

(6) No structure shall be set back less than 10 feet from any parking area.

(7) Public storage buildings and outside storage areas are to be located a minimum of 100 feet from any adjacent residential zoning use district.

F. Building standards.

(1) All principal and accessory buildings in the P-5 District shall be located in accordance with an overall plan for the district approved by the Planning and Development Committee as a part of the site plan.

(2) Individual buildings within the P-5 District shall be related to one another in design, building mass, materials and placement to provide a visually and physically integrated development.

(3) The treatment of the sides and rear facades of all buildings within the district shall be comparable in amenity and appearance to the treatment of any building facade which faces a public street.

(4) Building walls shall be oriented so as to ensure adequate exposure of light and air to the rooms within.

(5) Buildings shall be arranged so as to preserve visual and audible privacy between adjacent buildings.

(6) Building entranceways shall be provided with appropriate illumination for the convenience and safety of residents. Such lighting shall be shielded to avoid glare disturbing other properties.

G. Parking standards.

(1) There shall be separate off-street parking areas dedicated exclusively for the use of the residents and their visitors.

(2) Parking for commercial uses shall comply with §190-39.

(3) No off-street parking lot or outdoor storage area shall be located closer than 25 feet to any P-5 District boundary that is adjacent to a residential use district.

(4) Off-street parking facilities shall be landscaped and screened from public view in compliance with the parking lot landscaping and buffering requirements of §190-34.

(5) Off-street parking areas shall be provided with suitable lighting, for the convenience and safety of residents but positioned and shielded to minimize glare and potential inconvenience to residents of the district and adjacent properties.

H. Landscape design standards.

(1) Landscaping shall be provided throughout the district and adjacent to all streets, driveway areas and common off-street parking areas in compliance with §190-34. Landscaping treatments shall be designed and installed as part of a coordinated landscape design plan for the entire P-5 District.

(2) Landscape treatment shall consist of shrubs, ground cover and street trees and shall be designed and installed to provide an attractive development pattern. Landscape materials selected should be appropriate to the growing conditions of the local environment.

(3) Whenever possible, existing trees shall be conserved and integrated into the landscape design plan.

- I. Circulation system design standards. An adequate, safe and convenient circulation system shall be provided.

(1) The arrangement of driveways and parking areas shall be designed as integral parts of an overall site plan. These features shall be properly related to existing and proposed buildings and appropriately landscaped.

(2) Buildings, open spaces and other vehicular circulation system shall be arranged so that pedestrian movements are not unnecessarily exposed to vehicular traffic.

- J. Additional regulations.

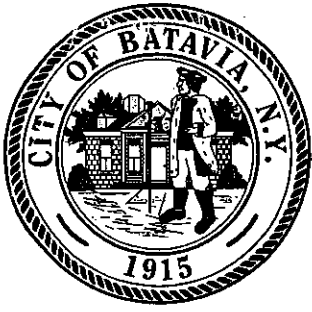
(1) No home occupations other than "Live/Work Units" for artisans shall be permitted within the P-5 District.

(2) As part of the site plan for the P-5 District, the developer may propose to carry out the project in stages. The staging plan shall be clearly identified on documents submitted with the site plan application and shall contain anticipated start and completion dates for the different phases of district development. The proposed staging plan and phase completion shall be integral to the approved site plan.

(3) All fencing of common areas shall be shown on the site plan.

(4) Fencing may be up to six feet tall above ground level, provided that such fencing is located not less than 15 feet from a public street, common off-street parking or storage area, or vehicular access ways thereto. Fencing which is closer than 15 feet to a public street, or common off-street parking or storage area or vehicular access way thereto, shall not exceed three feet above ground level.





# City of Batavia

## *Memorandum*

To: Honorable City Council

From: Rachael J. Tabelski, City Manager

Date: September 16, 2025

Subject: Request to Re-Zone 200 Oak St. (old days inn) from C2 to P5

Jayesh Patel of Rudra Management is planning to convert a vacant hotel into an indoor climate controlled public storage facility. 200 Oak Street has been neglected for an extended period of time and this project seeks to revitalize the area and neighborhood.

The front portion of the old Day's Inn will be demolished and new small-scale retail shops will be built. Mr. Patel also plans to rehabilitate the building into public storage and add townhomes to the property, adding a residential component to the property and reducing the overall amount of parking on the parcel.

Mr. Patel has submitted a zoning map amendment application to the City of Batavia that is included in your agenda. The zoning change would create a new planned development district P-5 permitting the uses outlined in application; residential, commercial, and storage units. P-5 will require that no less than 15% of the land area shall be maintained as open space, lot coverage can be not more than 50%, buildings shall not be taller than 40 feet, a 40 feet distance between residential/dwelling and other structures shall be maintained, and the public storage facility are is to be located a minimum of 100 feet from any residential zoning use.

Landscaping shall be provided throughout the district and adjacent to all streets. It will consist of shrubs, ground cover, street trees, and provide an attractive site.

I believe that this project will help transform this nonperforming parcel that has historically been problematic to City Police, Fire and DPW, into a mixed-use development and add a welcomed change to the adjoining neighborhood.

I recommend that the City Council of the City of Batavia refer the request for rezoning of 200 Oak Street to the Planning and Development Committee for review.

**#128-2025**

**A RESOLUTION REFERRING THE REQUEST TO REZONE 200 OAK STREET  
FROM C2 GENERAL COMMERCIAL DISTRICT TO PLANNED DEVELOPMENT  
DISTRICT P5 TO THE PLANNING AND DEVELOPMENT COMMITTEE**

**Motion of Councilmember**

**WHEREAS**, the City Council is desirous of reviewing amendments to a zoning district classification pursuant to the Batavia Municipal Code (BMC) §190-51, in response to a petition from Jayesh Patel/Rudra Management requesting 200 Oak Street, to be re-zoned from C-2 (General Commercial District) to P-5 (Planned Development District); and

**WHEREAS**, under the City Charter § 13-3 the City Planning and Development Committee shall have such powers and duties to serve in an advisory capacity and provide such advice as to assist the City Council in developing a strategy that interprets, plans and leads in the implementation of land use matters relating to public and private development within the City of Batavia; and

**WHEREAS**, General City Law – (GCL) § 27 provides City Council with the authority to refer matters to the Planning and Development Committee requesting reviews and recommendations regarding planning and development within the City of Batavia; and

**WHEREAS**, BMC § 190-51 provides that City Council may make zoning district classification changes pursuant to GCL § 83 after review and report on the proposed amendment by the Planning and Development Committee.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Batavia hereby requests that the City Planning and Development Committee review a Petition to Re-Zone 200 Oak Street from C2 General Commercial District to P5 Planned Development District and make a recommendation to the City Council for consideration within thirty days of referral.

**Seconded by Councilmember  
and on roll call**



**City of Batavia**  
**Bureau of Inspections**  
One Batavia City Centre  
Batavia, NY 14020  
585-345-6345

Parcel ID No. 71.014-2-5.111  
71.014-2-5.112

**Zoning Map Amendment Application**  
(Request to change zoning)

Property Address 200 Oak Street, Batavia, NY 71.014-2-5.112 Application date 9/12/2025  
71.014-2-5.111

Owner: Rudra Management

Name	E-mail address
<u>2040 Walden Ave</u>	<u>Buffalo</u>
<u>14225</u>	<u>716.681.2400</u>
<u>Mailing Address</u>	<u>City</u>
<u>Zip Code</u>	<u>Phone No.</u>

Describe request: Convert vacant hotel to indoor climate control self storage and clean up the surrounding site by adding market rate  
apartments and retail.

Attachments must include the following:

- Petition to City Council requesting amendment to zoning (example attached)
- Appropriate SEQRA documents
- 11" x 17" color map of proposed zoning changes
- Detailed narrative describing the purpose of a change in zoning use group, photographs, site plans, and renderings that will depict proposed changes
- Zoning Map Amendment application fee of \$200.

SEP 15 2025  
CITY OF BATAVIA  
CLERK-TREASURER

Applicant (if not the owner): Line 42 Architectures, PLLC Josh@Line42arch.com

Name	E-mail address
<u>PO BOX 665</u>	<u>East Aurora</u>
<u>14052</u>	<u>716.818.9168</u>
<u>Mailing address</u>	<u>City</u>
<u>Zip Code</u>	<u>Phone No.</u>

Signature:  Date: 9/12/2025



# LINE 42

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ARCHITECTURE

City of Batavia  
One Batavia City Centre  
Batavia, NY 14020

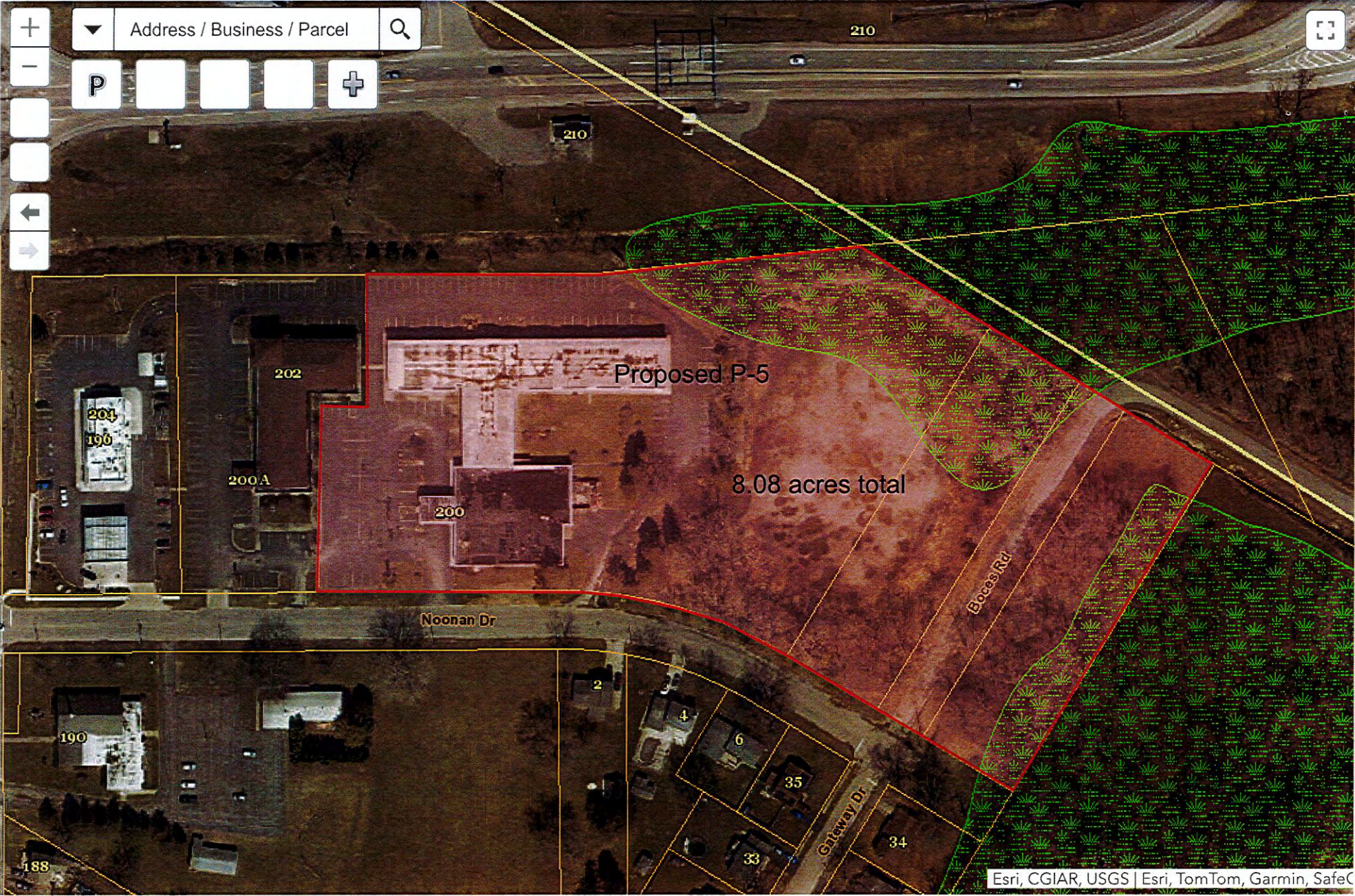
**DATE:** September 12, 2025

**SUBJECT:** Project Narrative

**PROJECT:** 200 Oak Street, Batavia, NY

Jayesh Patel of Rudra Management is planning to convert a vacant hotel into an indoor climate-controlled self-storage facility. This property has been neglected for an extended period, and this project will revitalize this area. To limit the view of the storage building from the residential neighborhoods, we intend to demolish the front portion of the existing hotel to create space for new small-scale retail and market-rate townhomes. Furthermore, this new development will no longer need the large parking lots for a hotel use and restore green space. Overall, this development will be transformative for the neighborhood!

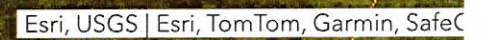




40m  
200ft

43.01539 -78.18531 Degrees





43.01552 -78.19243 Degrees

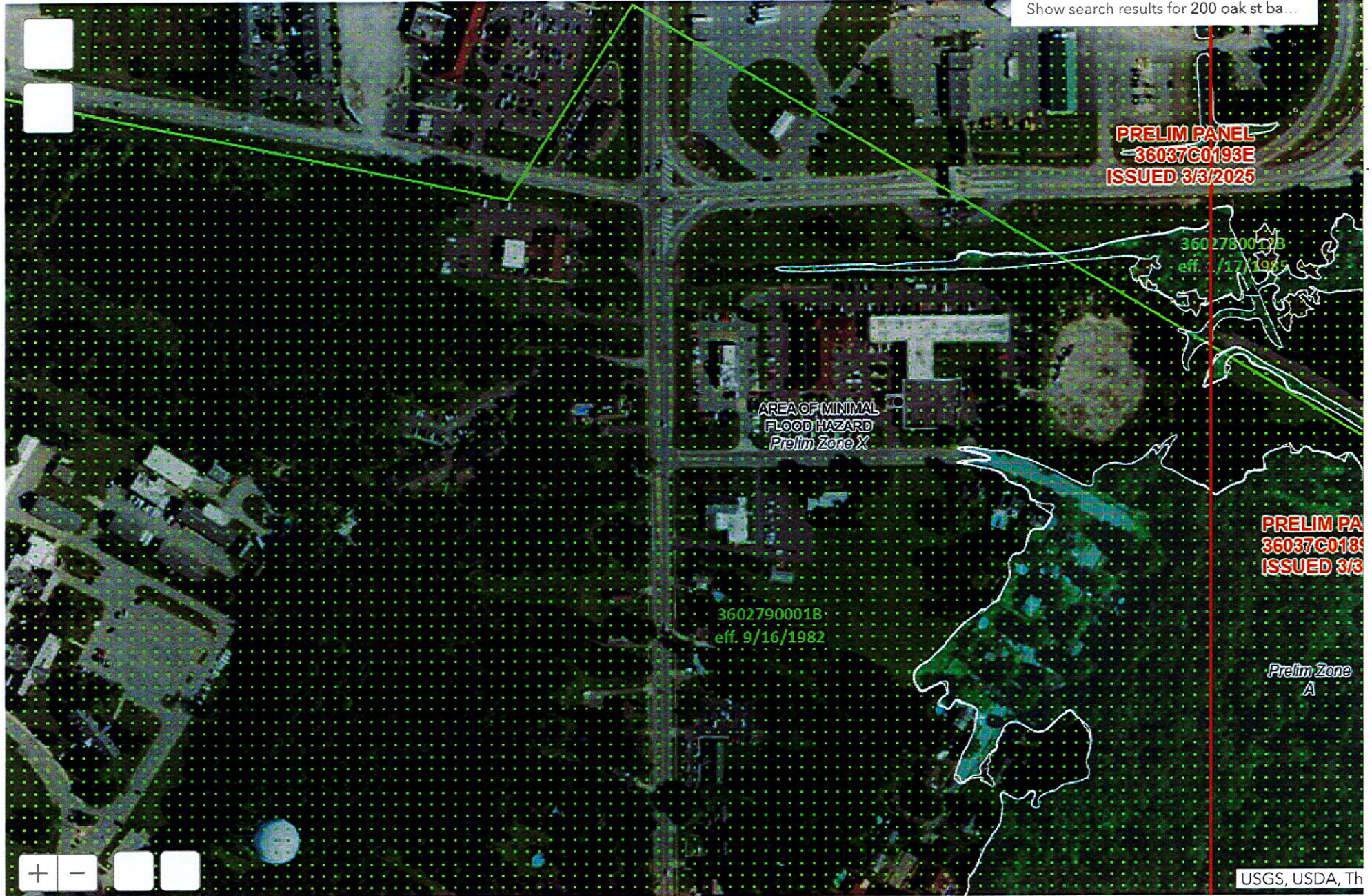




200 oak st batavia ny



Show search results for 200 oak st ba...



300ft

-78.184 43.013 Degrees



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

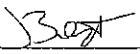
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
City of Batavia			
Name of Action or Project: Re-zoning of parcels 71.014-2-5.111 and 71.014-2-5.112 (200 Oak St.)			
Project Location (describe, and attach a location map): 200 Oak St. Batavia, NY 14020			
Brief Description of Proposed Action: Proposal to rezone 2 parcels that total 8.08 acres of land from C-1 General Commercial to P-5 Planned Development District Mixed Use Commercial/Residential.			
Name of Applicant or Sponsor: Line 42 Architectures, PLLC		Telephone: 716-818-9168	
		E-Mail:	
Address: PO Box 665			
City/PO: East Aurora		State: NY	Zip Code: 14052
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input 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 type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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: _____ _____	<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: _____ _____	<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 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 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 type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input 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 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input 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 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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input 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 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 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>Joshua Best</u> Date: <u>9/12/25</u>  Signature: <u></u> Title: <u>AIA (Agent for the owner)</u>		

# Short EAS Part 1

## Attachment:

#1 The proposed action involves a change in zoning to permit the future redevelopment of this defunct existing hotel property. A planned development district concept is being considered that would allow for combined commercial and residential occupancies within the same use district.

# 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.

<b>Part 1 – Project and Sponsor Information</b>							
City of Batavia							
Name of Action or Project: Creation of P-5 Planned Development District							
Project Location (describe, and attach a location map): City of Batavia							
Brief Description of Proposed Action: Create a P-5 Planned Development District zoning use district designation for the City of Batavia							
Name of Applicant or Sponsor: City of Batavia, City Manager Rachael Tabelski		Telephone: 585-345-6330					
		E-Mail: rtabelski@batavianewyork.com					
Address: One Batavia City Centre							
City/PO: Batavia		State: NY	Zip Code: 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="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" 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="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input 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 type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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: _____ _____	<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: _____ _____	<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	
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 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	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

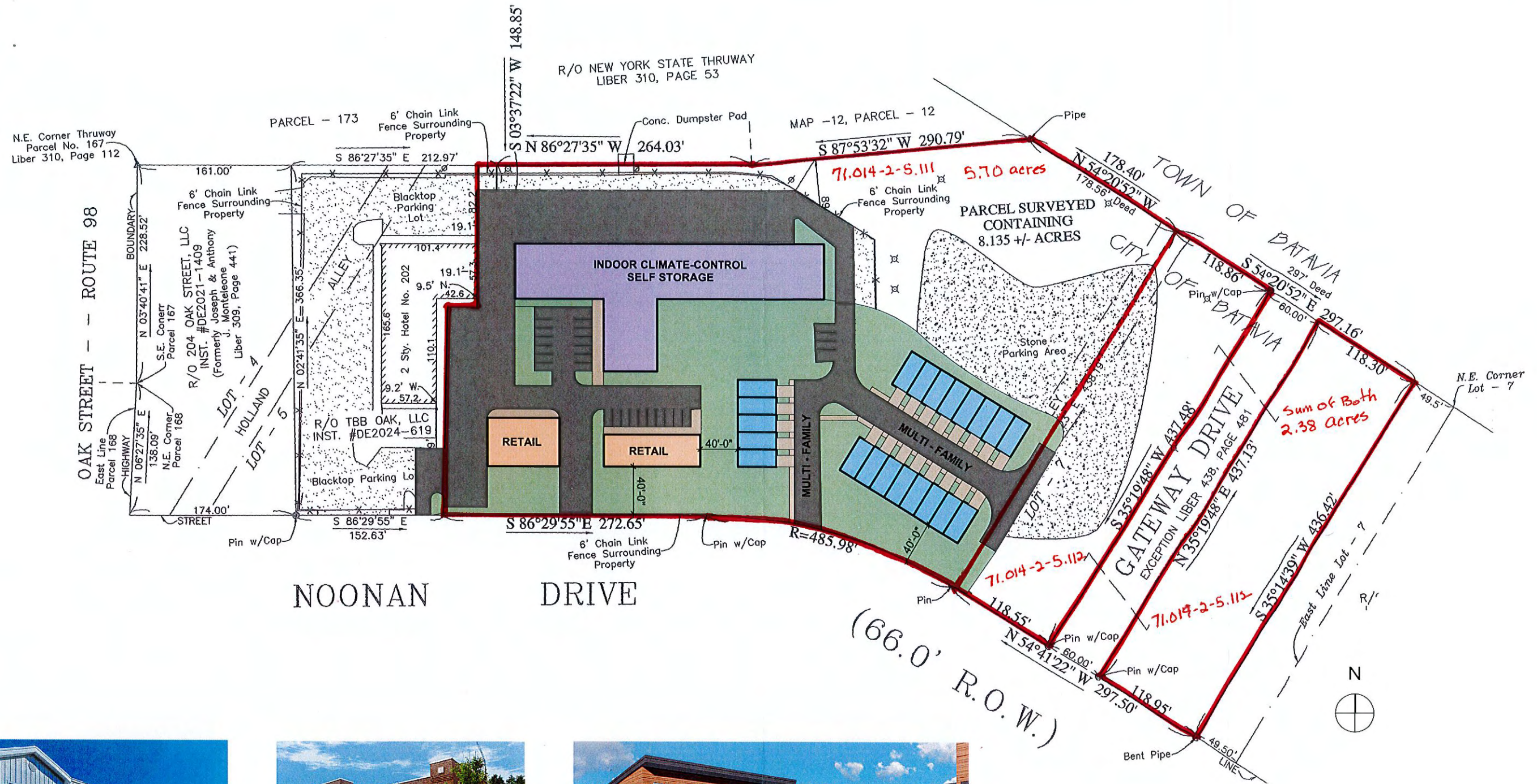
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input 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 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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input 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 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 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>Rachael Tabelski, City Manager for City of Batavia</u> Date: <u>10/29/25</u>  Signature: _____ Title: _____		

## Short EAS Part 1

### Attachment:

#1 The proposed action involves the creation, for inclusion in the local zoning ordinance, of a Planned Development District (P-5) with specific standards. This new district is designed to accommodate combined commercial and residential occupancies within the same use district.





STORAGE CONCEPT



RETAIL CONCEPT



MULTI-FAMILY CONCEPT



**C-03-BAT-11-25**



**04/04/2025**