



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-04-BAT-03-26

Review Date

3/12/2026

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

BATAVIA, T.

PLANNING BOARD

Splash Car Wash

Site Plan Review

Site Plan Review for alterations to an existing car wash site layout to add 12 vacuum stations and an additional pay lane.

Location

4120 Veterans Memorial Dr., Batavia

Zoning District

Commercial (C) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed site changes should pose no significant county-wide or inter-community impact.

Director

Thursday, March 12, 2026

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-04-BAT-03-26



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
By the Genesee County Dept. of Planning at 9:48 am, Mar 05, 2026

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 383 West Main St Rd
City, State, Zip Batavia, NY, 14020
Phone (585) 343 - 1729 Ext. _____

2. APPLICANT INFORMATION

Name Splash Car Wash
Address 4120 Veterans Memorial Dr
City, State, Zip Batavia, NY, 14020
Phone (585) 303 - 9448 Ext. _____ Email keuka5388@gmail.com

MUNICIPALITY: City Town Village of Batavia

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

- A. Full Address 4120 Veterans Memorial Dr, Batavia, NY, 14020
- B. Nearest intersecting road Lewiston Rd
- C. Tax Map Parcel Number 8.-1-17.122
- D. Total area of the property 0.93 Acres Area of property to be disturbed .7 Acres
- E. Present zoning district(s) Commercial

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
Zoning Schedule A
- C. Please describe the nature of this request Alterations to the existing building and site layout to expand the car wash facility operation to include 12 vacuum stations and an additional pay lane.

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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input checked="" type="checkbox"/> Site plan | <input checked="" type="checkbox"/> Location map or tax maps | <input type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> SEQR forms | <input checked="" 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 St Rd, Batavia, NY, 14020 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 3 / 2 / 2026 Zone: Commercial Flood Zone C 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. 8.-1-17.122

Owners Name Splash Car Wash, Inc. Phone No. (585) 303-9448

Address 472 Wheelers Farm Rd, Milford, CT 06461 Project Road Width _____ ft

Applicants Name: Splash Car Wash, Inc. Project Address 4120 Veterans Memorial Drive, Batavia, NY 14020

E Mail Address keuka5388@gmail.com Phone No (585) 303-9448

Description of Project: Alterations to the existing building and site layout to expand the car wash facility operation to include 12 vacuum stations and an additional pay lane. Existing building footprint will be modified to fit the needs of the site. Existing utility services to remain the same. Site alterations include lighting and landscaping improvements.

Existing Use Car Wash Proposed Use Car Wash

Estimated Cost Building \$250,000 Plumbing _____
Mechanical _____ Miscellaneous \$100,000

SEQR CLASSIFICATION Type 1 • Type 2 • Unlisted •

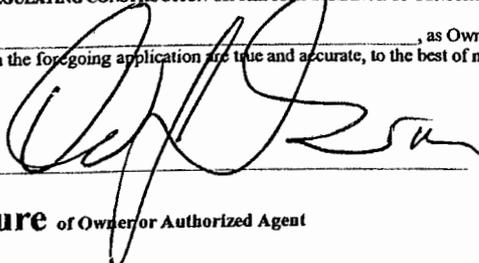
Review completed by Planning Board • _____ Zoning Board of Appeals • _____

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, _____, 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.

 3/1/26

Signature of Owner or Authorized Agent

Date

TOWN VILLAGE CITY OF Batavia
(circle one)
Agricultural Data Statement

Application # _____
 Date 3/2/2026

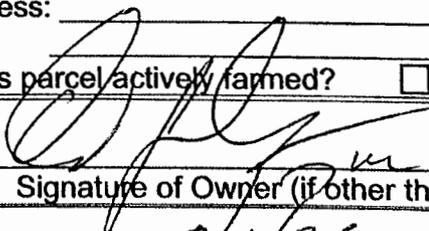
Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: <u>Splash Car Wash, Inc.</u> Address: <u>472 Wheelers Farm Rd,</u> <u>Milford, CT 06461</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: Alterations to the existing building and site layout to expand the car wash facility operation to include 12 Vaccum Stations and an additional pay lane. Existing building footprint and utility services to remain the same. Site alterations include pavement, lighting and landscaping improvements.
3. Location of project: Address: 4210 Veterans Memorial Drive, Batavia, NY 14020
 Tax Map Number (TMP) 8-1-17.122
4. Is this parcel within an Agricultural District? NO YES (Check with your local assessor if you do not know)
5. If YES, Agricultural District Number _____
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

3/1/26

 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.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 4120 Veterans Memorial Drive - Splash Car Wash		
Project Location (describe, and attach a general location map): 4120 Veterans Memorial Drive, Batavia, NY 14020		
Brief Description of Proposed Action (include purpose or need): Site improvements and remodel of the existing car wash. Site improvements include 7 additional vacuum spaces (12 total), 3 employee spaces, heavy duty concrete and asphalt pavement, 3 pay islands, and lighting/landscaping improvements. Existing utility services to the facility to remain.		
Name of Applicant/Sponsor: Splash Car Wash Inc.		Telephone: 585-303-9448 E-Mail: keuka5388@gmail.com
Address: 472 Wheelers Farm Rd,		
City/PO: Milford	State: CT	Zip Code: 06461
Project Contact (if not same as sponsor; give name and title/role): DDS Engineering and Surveying, LLP		Telephone: 585-690-0023 E-Mail: scondon@ddscompanies.com
Address: 45 Hendrix Road		
City/PO: West Henrietta	State: NY	Zip Code: 14586
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Batavia Planning Board	3/4/2025
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Genesee County Planning Board	3/4/2025
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
 Commercial Zoning District _____

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Batavia Central School District _____

b. What police or other public protection forces serve the project site?
 Batavia Police Department _____

c. Which fire protection and emergency medical services serve the project site?
 Town of Batavia _____

d. What parks serve the project site?
 None _____

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial _____

b. a. Total acreage of the site of the proposed action? _____ 0.4 acres
 b. Total acreage to be physically disturbed? _____ 0.7 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.93 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 6 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures 1
 ii. Dimensions (in feet) of largest proposed structure: 35' height; 47.5' width; and 100' length
 iii. Approximate extent of building space to be heated or cooled: 3,530 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:
 i. What is the purpose of the excavation or dredging? Site grading modification for new pavement and sidewalk surfaces
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): 0 (used on site)
 • Over what duration of time? 6 months
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Existing earth to be excavated and reused for site grading modifications
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ 0.7 acres
 vi. What is the maximum area to be worked at any one time? _____ 0.4 acres
 vii. What would be the maximum depth of excavation or dredging? _____ 5 feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____
Existing soil to be excavated as needed for expanded pavement areas.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 4664 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Batavia Water
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 4664 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Wastewater and Car Wash Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Batavia Wastewater Treatment Plant
- Name of district: Batavia Sewer
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____ _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No 	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7am - 4pm • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7am - 8pm • Saturday: _____ 7am - 8pm • Sunday: _____ 7am - 8pm • Holidays: _____
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Typical construction equipment. 7am - 4pm</p>
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Building Mounted Lighting and 4 light poles. All surrounding pavement areas and downward facing/dark sky compliant.</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: <u>Typical Construction debris</u> tons per _____ <u>1 ton/week</u> (unit of time) • Operation : _____ <u>Garbage (dumpster</u> tons per _____ <u>1 ton/week</u> (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Existing soils on site to be used on site to the greatest extend possible.</u> • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>Hauled off site or dumpster pickup</u> • Operation: <u>Weekly Dumpster Pickup</u>

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.6	0.61	+0.01
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.33	0.32	-0.01
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >7 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Lima Silt Loam _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ 2 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ 100 % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Principal Aquifer _____

m. Identify the predominant wildlife species that occupy or use the project site: Small Mammals (Rabbits, Squires, Etc.) _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. 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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: Tonawanda Creek

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local Park

iii. Distance between project and resource: _____ 2 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

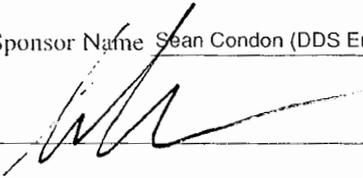
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

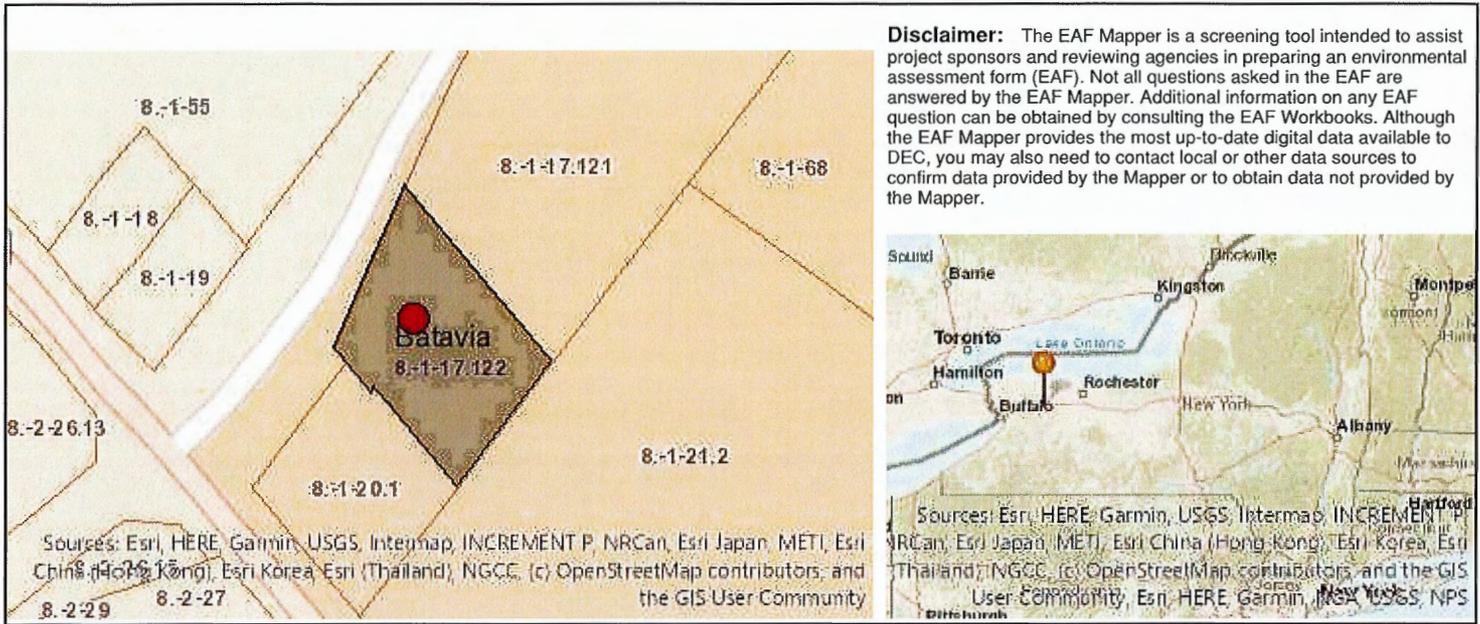
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Sean Condon (DDS Engineering LLP) Date 3/3/2026

Signature  Title Project Manager

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer

E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



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March 3, 2026

Town of Batavia
Planning Board
3833 West Main Street Road
Batavia, NY 14020

Attn: Mr. Jonathan Long, Planning Board Chairperson

Re: 4120 Veterans Memorial Drive – Splash Car Wash

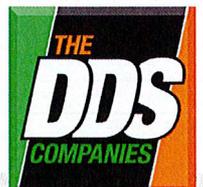
Chairperson Long & Board Members:

On behalf of SPLASH CAR WASH INC., enclosed are the following materials for your consideration of granting Site Plan Approval:

- Completed Planning Board Application
- Signed Agricultural Data Statement
- Completed site plan checklist
- Full EAF
- Site Plan Drawing Set
- Architectural Elevations
- Electronic copies of the materials in PDF format have been emailed to twilliams@townofbatavia.com

The 0.93-acre subject property is located at 4120 Veterans Memorial Drive in the Town of Batavia Commercial Zoning District. The property has historically operated as a car wash within an existing 4,740 SF single story building located on the applicant's property. The site currently utilizes two curb cuts to Veterans Memorial Drive on the property frontage. The building is also currently serviced by public water and sanitary sewer connections.

The applicant intends to alter and remodel the existing building and improve the site layout to better suit the car wash operation. The applicant intends to remove the existing 2 laser wash bays, increase the number of vacuum spaces to 12 (5 existing), add three employee parking spaces, expand the drive through lane to add an additional pay island, add sidewalk to improve customer use of the facilities, and make lighting/landscaping improvements. The existing utility services to the building will remain to service the remodeled car wash facility.



All existing drainage patterns are proposed to remain with runoff from the site collected in onsite stormwater conveyance system before discharging into the stormwater channels which surround the property. The proposed limits of disturbance is under 1-acre and therefore a State Pollution Discharge Elimination Permit for stormwater discharge (GP-0-25-001) is not required.

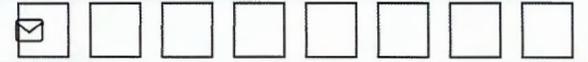
We respectfully request this application be added to the Planning Board's agenda for the March 17th meeting. We look forward to further discussion of the merits of this proposal at that time. If there are any questions or concerns requiring attention prior to the meeting, please contact me directly.

Thank you.

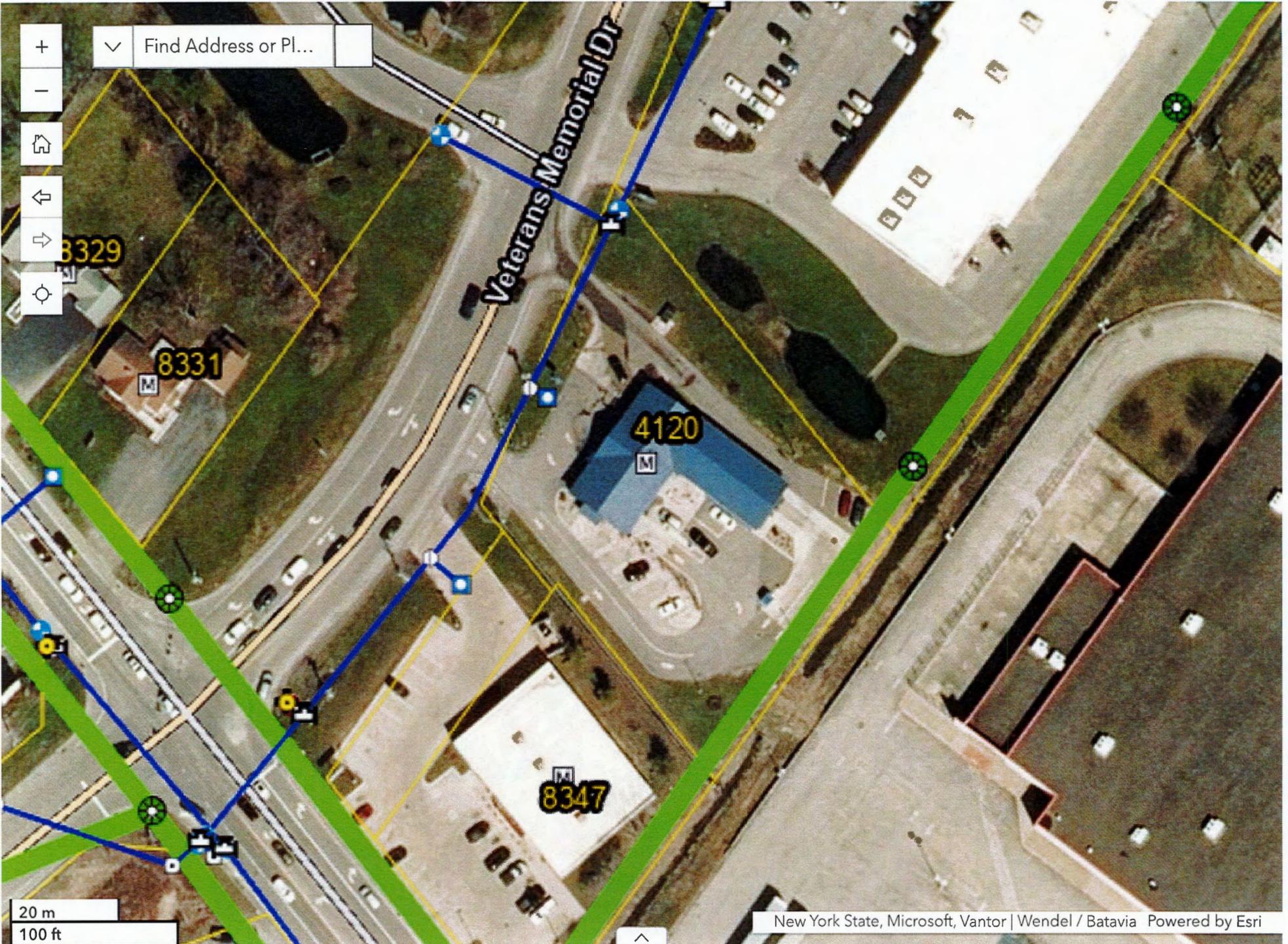
Sincerely,
DDS Engineering and Surveying, LLP



Sean Condon, P.E.
Project Manager
scondon@ddscompanies.com | 585-359-7540



Find Address or Pl...



20 m
100 ft



3/4/2026 11:41:46 AM

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FILE PATH: AutodesK Docs\25031_SPLASH - VETERANS MEMORIAL DRIVE BATAVIA\25031_R01_SPLASH - VETERANS MEMORIAL DRIVE BATAVIA_F2_CENTRAL.rvt

Where Imagination Takes Form

ELEVATION KEYNOTES

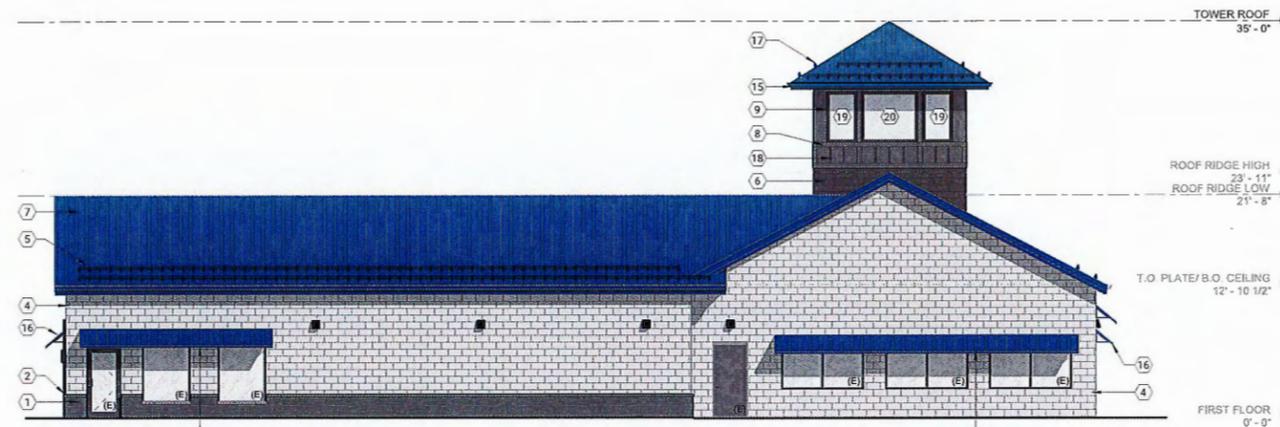
NO.	DESCRIPTION
1	PRESTIGE STONE PRODUCTS - WEATHERLEDGE STONE VENEER, COLOR - PORTLAND SMOKE
2	PRESTIGE STONE PRODUCTS - STONE SILL, COLOR - CHARCOAL
3	LED WALL SCONCE, MANUF: MINKA LAVERY - FIN: BRUSHED ALUMINUM
4	EXISTING SPLIT FACE CMU, INSPECT & REPOINT AS NECESSARY. PREPARE SURFACE AND PAINT COLOR - SW IRON ORE - SW7069
5	(2) ROWS OF CONTINUOUS SNOW GUARDS, MATCH ROOF COLOR, TYP. PROVIDED BY EB MARTIN (585) 536-0944, 2845 NY-364, PENN YAN, NY 14527, NO ALTERNATES ACCEPTED
6	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW IRON ORE - SW7069
7	(E) STANDING SEAM METAL ROOF, TRIM, FASCIA, GUTTERS TO REMAIN
8	LP SMARTSIDE TRIM, COLOR - MATCH TO SW GRIZZLE GRAY - SW7068
9	LP SMARTSIDE PANEL - SMOOTH FINISH, COLOR - MATCH TO SW GRIZZLE GRAY - SW7068
10	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW FRANK BLUE - SW6967

ELEVATION KEYNOTES

NO.	DESCRIPTION
11	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW LUPINE - SW6810
12	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW PERFECT PERIWINKLE - SW9065
13	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW LOBELIA - SW6809
14	LP SMARTSIDE LAP SIDING - CEDAR TEXTURE, COLOR - MATCH TO SW CELESTIAL - SW6808
15	PREFINISHED ALUMINUM FASCIA, COLOR - MATCH TO SW FRANK BLUE - SW6967
16	(E) STANDING SEAM METAL CANOPY TO REMAIN
17	LP SMARTSIDE PANEL - SMOOTH FINISH, COLOR - MATCH TO SW GRIZZLE GRAY - SW7068
18	LP SMARTSIDE BOARD & BATTEN - CEDAR TEXTURE, COLOR - MATCH TO SW GRIZZLE GRAY - SW7068
19	ANDERSEN SERIES 100 FIXED VINYL WINDOW MODEL: 3050
20	ANDERSEN SERIES 100 FIXED VINYL WINDOW MODEL: 5650



4 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



PROJECT NO. 25031

SPLASH CAR WASH
VETERANS MEMORIAL DRIVE

4584 VETERANS MEMORIAL DR.
BATAVIA, NY 14020

REVISIONS



THESE DOCUMENTS AND ALL THE IDEAS, ARRANGEMENTS, DETAILS AND PLANS INDICATED THEREIN OR REFERENCED THEREIN ARE OWNED BY AND REMAIN THE PROPERTY OF FORM2 ARCHITECTURE PLLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF FORM2 ARCHITECTURE PLLC. ALL RIGHTS RESERVED. © 2026

NOT FOR CONSTRUCTION

DRAWN BY: AJD/JP
CHECKED BY: CWC/JP
PROJECT STATUS: SCHEMATIC DESIGN
SCALE: 1/8" = 1'-0"
SHEET

EXTERIOR ELEVATIONS

A2.00

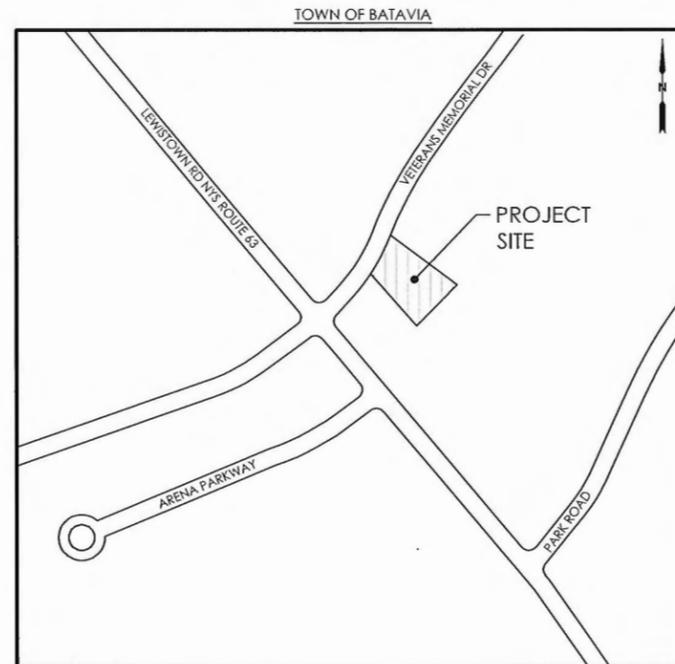
4120 VETERANS MEMORIAL DR

SPLASH CAR WASH

SITE DEVELOPMENT PLANS

T.A.#8.-1-17.122

TOWN OF BATAVIA
 GENESEE COUNTY
 STATE OF NEW YORK



LOCATION MAP
 NOT TO SCALE

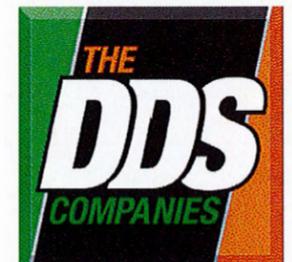
TABLE OF CONTENTS	
DWG. NO.	DESCRIPTION
C0	COVER SHEET
C1	NOTES & LEGEND
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	SITE PLAN
C4	UTILITY, GRADING AND EROSION AND SEDIMENT CONTROL PLAN
C5	LIGHTING AND LANDSCAPING PLAN
C6	CONSTRUCTION DETAILS

PREPARED FOR:



472 WHEELERS FARM RD
 MILFORD, CT 06461

PREPARED BY:

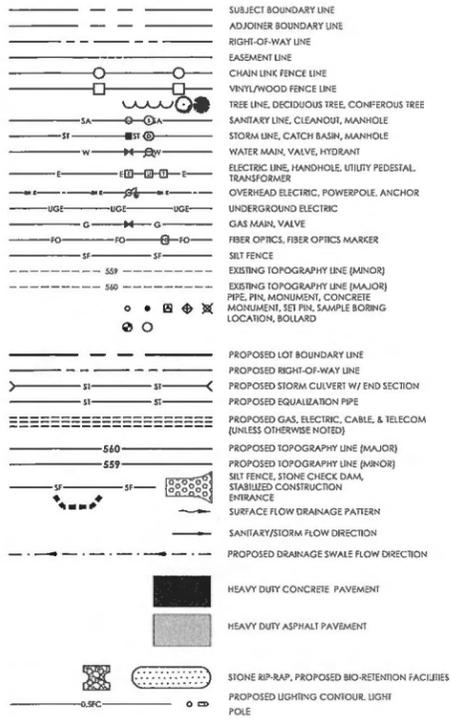


43 HENRYA ROAD
 WEST HENRIETTA, NY 14586
 PHONE (585) 359-7540
 FAX (585) 359-7547

TOWN OF BATAVIA:

PLANNING BOARD CHAIR _____ DATE _____
 TOWN ENGINEER _____ DATE _____

LEGEND



ABBREVIATIONS

- EX. EXISTING
- PR. PROPOSED
- N/F. NOW OR FORMALLY
- TYP. TYPICAL
- W/ WITH
- Ø DIAMETER
- T.A. TAX ACCOUNT NUMBER
- PMIL UTILITY POINT MARK LOCATION
- EX. PER RECORD MAPPING
- L.A.L. LATERAL
- SWR. SEWER
- C.O. CLEANOUT
- CB. CATCH BASIN
- M.H. MANHOLE
- F.F. FINISHED FLOOR ELEVATION

SITE NOTES:

- PROJECT AREA IS LOCATED IN FLOOD ZONE C, AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 36027800128, DATED JANUARY 17, 1985. FLOOD ZONE C IS DEFINED AS AREAS OF MINIMAL FLOODING.
- THIS PROJECT WILL DISTURB APPROXIMATELY 0.70 ACRES AND THEREFORE WILL NOT REQUIRE COVERAGE UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGE, GP-00-25-001
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREA OF THE SITE CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA PERTAINING TO THE MONUMENTS CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
- VETERANS MEMORIAL DRIVE SHALL BE KEPT CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
- NATIVE AND EXISTING VEGETATION SHOULD BE RETAINED AND PROTECTED TO THE GREATEST EXTENT POSSIBLE AND INCORPORATED INTO THE LANDSCAPE PLAN.
- DEVELOPER IS TO OBTAIN ANY APPROPRIATE STATE, COUNTY AND TOWN PERMITS PRIOR TO CONNECTING TO ANY PUBLIC UTILITIES.
- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ALL UTILITIES SHALL BE FIELD STAKED BEFORE COMMENCING WORK. CONTRACTOR IS CAUTIONED TO NOTIFY CENTRAL STAKEOUT NUMBER 1-800-962-7962 OF RELOCATION OF UNDERGROUND UTILITY LOCATION PRIOR TO CONSTRUCTION.

EROSION & SEDIMENT CONTROLS

- PROCEDURES OUTLINED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MUST BE FOLLOWED THROUGHOUT THE DURATION OF CONSTRUCTION OF THIS PROJECT. THROUGHOUT CONSTRUCTION, EMPHASIS WILL BE PLACED ON PREVENTING EROSION OF THE DISTURBED AND EXPOSED SOIL WITHIN THE SITE.
- VEGETATIVE MEASURES SUCH AS JUTE MESH, SEEDING AND MULCHING WILL BE UTILIZED TO HELP PREVENT ERODING OF THE SOIL. JUTE MESH SHALL BE USED ON ALL SLOPES OF 1V:3H AND STEEPER.
- BARE SOIL WILL BE SEEDED WITHIN 14 DAYS OF EXPOSURE UNLESS CONSTRUCTION WILL BEGIN WITHIN 21 DAYS. IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS WILL BE SEEDED OR MULCHED IMMEDIATELY.
- TEMPORARY SEEDING WILL CONSIST OF RYEGRASS PLACED AT A RATE OF 30 LBS. PER ACRE OR 0.7 LBS. PER 1,000SF. THE AREA IS TO THEN BE MULCHED WITH HAY OR STRAW AT A RATE OF 2 TONS PER ACRE OR 90 LBS. PER 1,000SF.
- TOPSOIL SHALL BE PLACED AT A DEPTH OF 6" MINIMUM.
- PERMANENT SEEDING SHALL FOLLOW THE CHART LISTED BELOW. MULCH SHALL BE SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 LBS. PER 1,000SF.

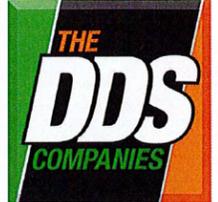
GENERAL SEED MIX:

	VARIETY	LBS/ACRE	LBS/1,000SF
BIRDSFOOD TREFOLI* OR COMMON WHITE CLOVER*	EMPIRE/PARDEE	8 LBS	0.20 LBS
	COMMON	8 LBS	0.20 LBS
PLUS			
TALL FESCUE	KY-31/REBEL	20 LBS	0.45 LBS
PLUS			
REDTOP OR RYEGRASS (PERENNIAL)	COMMON PENNFINE/LINN	2 LBS 5 LBS	0.05 LBS 0.10 LBS

- *ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING
- THE PAVED STREET ADJACENT TO THE SITE ENTRANCE SHALL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WHICH IS PRONE TO BLOWING FROM THE WIND SHALL BE COVERED WITH A TARPULIN.

CONSTRUCTION SEQUENCE:

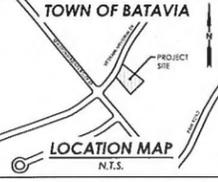
- EXPOSURE OF DISTURBED EARTH DURING THE MASS EARTHWORK PHASE WILL BE 0.7 ACRES. IT IS RECOMMENDED THAT THE CONTRACTOR FOLLOW THE FOLLOWING SEQUENCE OF CONSTRUCTION OPERATIONS.
- THE PROPOSED EROSION AND SEDIMENT PLAN WILL BE DISCUSSED WITH CONTRACTORS BEFORE BEGINNING ANY EARTH DISTURBING ACTIVITIES TO ENSURE THAT ALL CONTRACTORS ARE AWARE OF THE PROPER INSTALLATION OF THE E&S MEASURES AND THE NEED FOR ANY MAINTENANCE, WHICH MAY BE REQUIRED AS THE PROJECT PROGRESSES. THIS WILL BE IMPORTANT IN PROTECTING THE ADJACENT PROPERTIES TREES DURING THE CONSTRUCTION PERIOD.
- CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN ON PLAN PER DETAIL.
- CLEAR AND GRUB AS NECESSARY FOR SITE ACCESS AS SHOWN ON THE PLAN.
- INSTALL PERIMETER SEDIMENT CONTROLS (SILT FENCING) AT LOCATIONS SHOWN ON PLAN. IMMEDIATELY STABILIZE ANY AREAS DISTURBED BY THIS ACTIVITY. USE CARE TO AVOID DAMAGING TREES WHICH ARE TO REMAIN.
- PROTECT EXISTING TREES, VEGETATION, AND OTHER ENVIRONMENTAL FEATURES TO BE PRESERVED.
- INSTALL ALL REMAINING EROSION AND SEDIMENT CONTROLS ACCORDING TO THE PLAN.
- CONSTRUCT STAGING AREA(S) AS REQUIRED.
- THE OPERATOR AND OWNER/DEVELOPER SHALL COMPLETE AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- WITHIN 14 DAYS OF EXPOSURE, STABILIZE ALL DISTURBED AREAS, WHICH WILL REMAIN INACTIVE FOR 21 DAYS OR MORE.
- INSTALL STORM SEWERS AND DRIVEWAY STONE BASE.
- PERFORM CONSTRUCTION ACTIVITIES, PAVING, AND HARDSCAPE INSTALLATION IN ACCORDANCE WITH THE SITE UTILITY AND GRADING PLAN.
- COMPLETE FINAL SITE GRADING, REAPPLY TOPSOIL (MINIMUM 6" THICKNESS), INSTALL PERMANENT SEEDING, FERTILIZER, AND MULCH.
- UPON PERMANENT STABILIZATION OF INDIVIDUAL PORTIONS OF THE SITE, REMOVE INDIVIDUAL TEMPORARY SEDIMENTATION CONTROL MEASURES AS APPROPRIATE. SEDIMENT CONTROL MEASURES NOT TO BE REMOVED UNTIL APPROVAL HAS BEEN OBTAINED FROM THE TOWN OF CHILI CODE ENFORCEMENT OFFICER OR THE TOWN ENGINEER.



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SPLASH CAR WASH, INC
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(585) 303 - 9448



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THESE DOCUMENTS INCLUDING ALL IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF DDS COMPANIES AND NO PART THEREOF SHALL BE UTILIZED BY ANY OTHER PARTY WITHOUT THE SPECIFIC WRITTEN PERMISSION OF DDS COMPANIES. ALL RIGHTS RESERVED. ©

4120 VETERANS MEMORIAL SPLASH CAR WASH
BEING A PART OF TOWN OF BATAVIA, GENESSEE COUNTY, NEW YORK

DRAWING TITLE: **NOTES AND LEGEND**

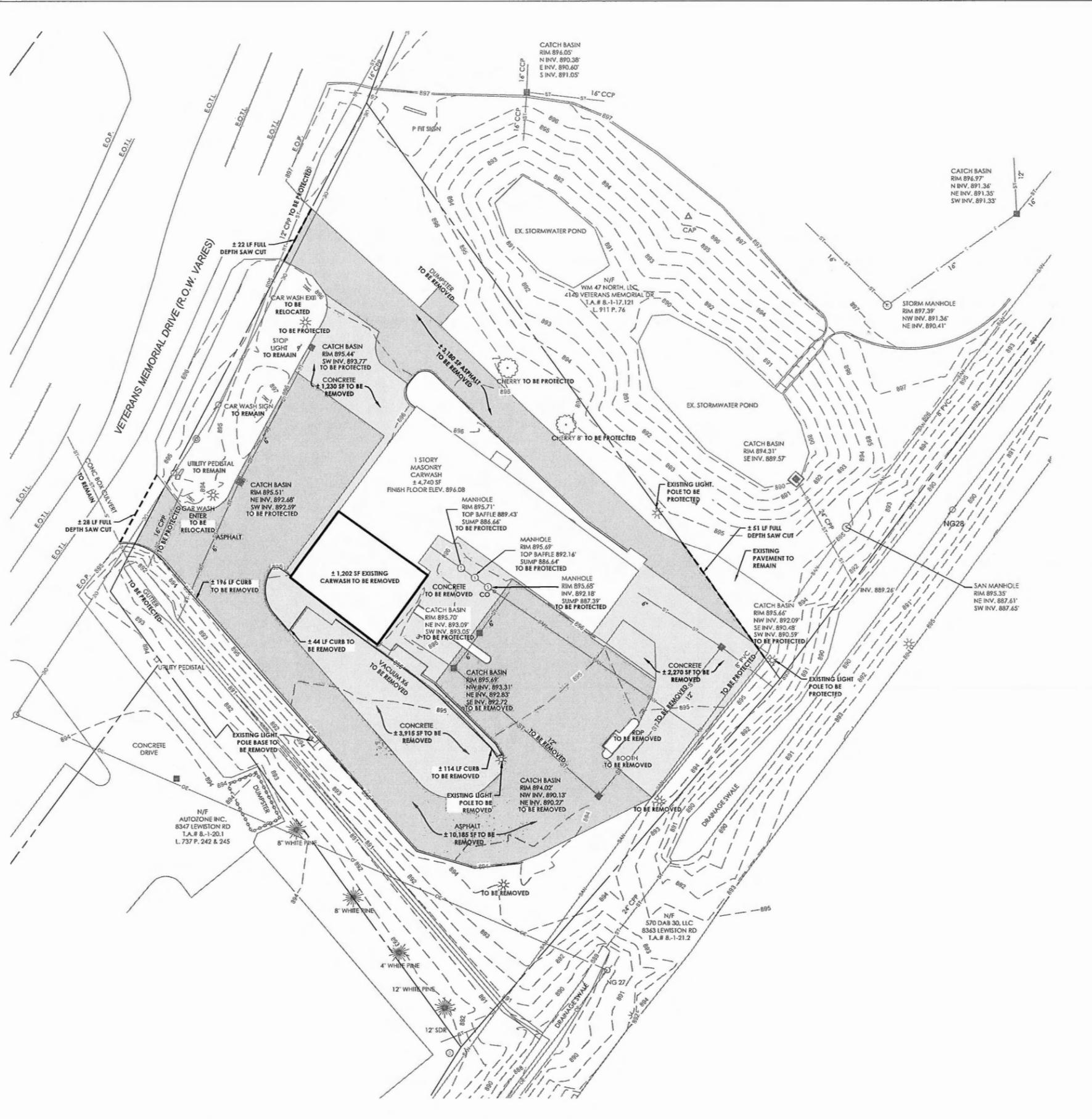
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TOWN OF BATAVIA:

PLANNING BOARD CHAIR

DATE

REV: **00** DRAWING NO: **C1**



SURVEY NOTES

- EXISTING UTILITIES HAVE BEEN DRAWN BASED ON SURVEY DATA & FIELD INV. & SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO THE START OF WORK. ANY POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE PROPERTY LINES SHOWN HAVE BEEN GENERATED BY DDS FROM THE BOUNDARY SURVEY MAP BY GREGORY W. TOWNSEND, L.S., DATED JULY 28, 2021.

DEMOLITION NOTES

- ALL VOIDS CREATED FROM DEMOLITION SHALL BE BACKFILLED WITH SELECT GRANULAR FILL COMPACTED IN 6" LIFTS UP FROM THE BOTTOM OF THE NEW RESTORATION.
- TREES AND VEGETATION NOT CALLED OUT TO BE CLEARED/REMOVED SHALL BE PROTECTED.
- ALL REFUSE SHALL BE HAULED OFF AND DISPOSED OFFSITE PER LOCAL AND STATE REGULATIONS.
- CONTRACTOR SHALL PROTECT ALL SURFACES, STRUCTURES, AND UTILITIES NOT CALLED OUT FOR DEMOLITION. ANY DAMAGE TO SAID ITEMS MUST BE REPLACED IN KIND AT NO COST TO THE OWNER.
- LOADING AND OFF-LOADING SHALL NOT OCCUR WITHIN THE RIGHT-OF-WAY.
- PROOF ROLL NEWLY EXPOSED SUBGRADE IN THE PRESENCE OF OWNERS REPRESENTATIVE UNDER CUT UNSUITABLE SUBGRADE AS DIRECTED.
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES AND VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO EXISTING UTILITIES IF DAMAGED BY WORK.
- CONTRACTOR TO COORDINATE ALL WORK DONE TO UTILITY POLES AND OVERHEAD LINES WITH UTILITY PROVIDERS.

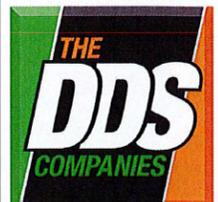
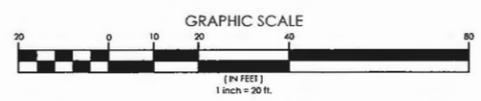
LEGEND

- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- FULL DEPTH SAW CUT

APPROVAL SIGNATURE:

STEVEN J. MOUNTAIN, P.E.
TOWN OF BATAVIA - TOWN ENGINEER

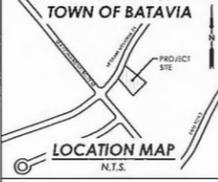
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DATE	DESCRIPTION	REV

4120 VETERANS MEMORIAL SPLASH CAR WASH
EXISTING CONDITIONS AND DEMOLITION PLAN

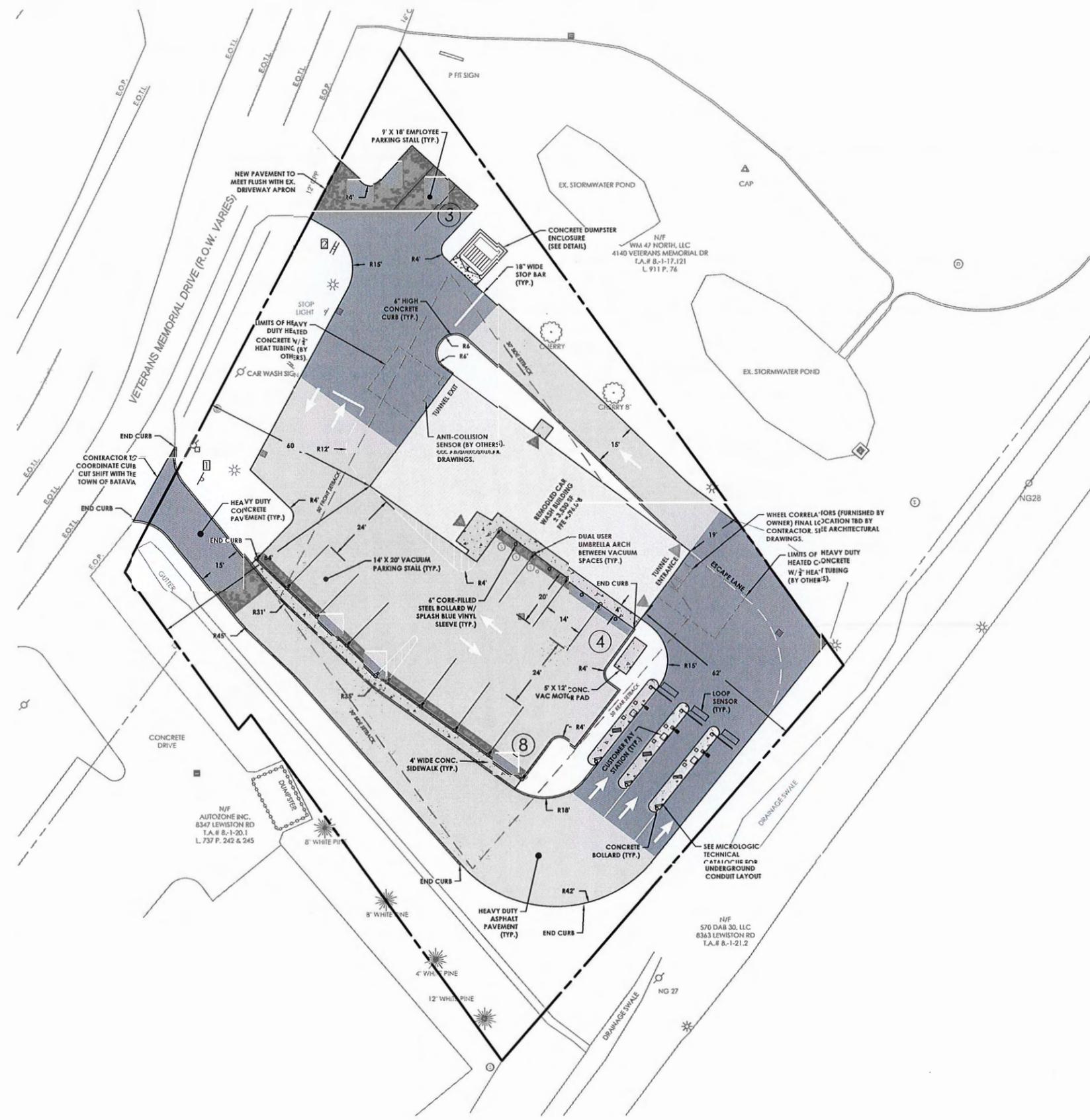
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CHECKED BY: SHC

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PAGE NO.: 2/27/2025

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- Call Before You Dig
- Wait the Required Time
- Confirm Utility Response
- Respect the Mark
- Dig With Care



SITE DATA:

OWNER: SPLASH CAR WASH INC.
 PROJECT LOCATION: 4120 VETERANS MEMORIAL DR
 TAX ACCOUNT #: 8-1-17.122
 TOTAL AREA: 0.93 ACRES
 ZONING: C - COMMERCIAL

PARKING REQUIREMENTS:

ZONING: C - COMMERCIAL	REQUIRED	PROPOSED
MIN. PARKING SPACE SIDE	9'X18'	14'X20'
SPACES:	3 EXISTING	15'

* 12 VACUUM SPACES + 3 EMPLOYEE SPACES

ZONING REQUIREMENTS

ZONING: C - COMMERCIAL	CODE	PROPOSED
FRONT SETBACK	50'	60'
SIDE SETBACK	30'	19' (EXISTING)
REAR SETBACK	50'	62'
MIN. LOT AREA	40,000 SF	40,511 SF
MIN. LOT FRONTAGE	200'	200'
MAX. BUILDING HEIGHT	35'	35'
MAX. LOT COVERAGE/GREEN SPACE	35%/15%	65%/35% (EXISTING)

LEGEND:

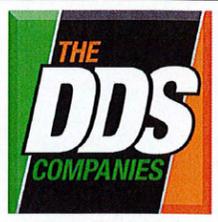
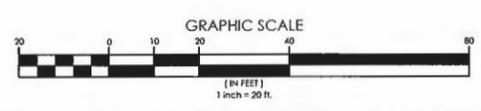
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

SIGN CALLOUT SCHEDULE

SIGN BLOCK	DESCRIPTION
1	ENTER
2	EXIT

APPROVAL SIGNATURE:

STEVEN J. MOUNTAIN, P.E.
 TOWN OF BATAVIA - TOWN ENGINEER



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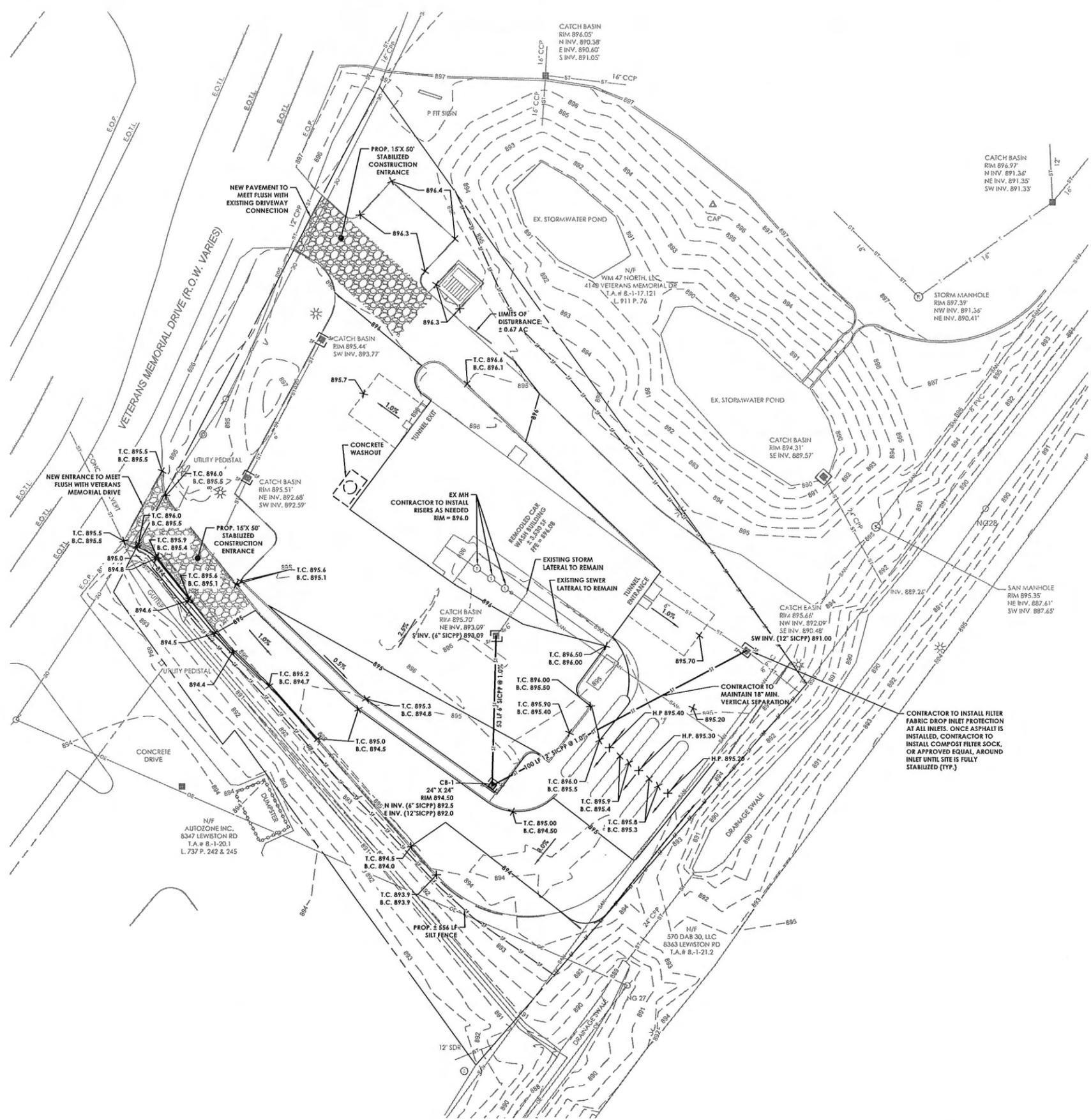
DATE	DESCRIPTION	REV

4120 VETERANS MEMORIAL SPLASH CAR WASH
 BEING A PART OF TOWN OF BATAVIA, GENESSEE COUNTY, NEW YORK
 DRAWING TITLE: **SITE PLAN**
 DRAWN BY: AWC / APPROVED BY: SHC / PROJ. NO.: 2220432
 CHECKED BY: SHC / DATE: 2/27/2023 / PAGE SIZE: ANSI D

REV: **00** DRAWING NO: **C3**

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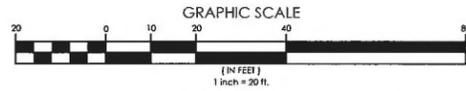
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- Mark the Required Time
- Confirm Utility Response
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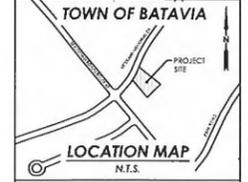


THE DDS COMPANIES

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Splash CAR WASH

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 472 WHEELERS FARM RD
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BEING A PART OF TOWN OF BATAVIA, GENESSEE COUNTY, NEW YORK

DRAWING TITLE: **UTILITY, GRADING, & EROSION AND SEDIMENT CONTROL PLAN**

PROJECT NO: 72280432
 SHEET NO: 2/27/2025
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DRAWN BY: AWC
 CHECKED BY: SHC
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