



## GENESEE COUNTY PLANNING BOARD REFERRALS

<b>GCDP Referral ID</b>	C-06-BAT-06-26
<b>Review Date</b>	6/11/2026
<b>Municipality</b>	BATAVIA, C.
<b>Board Name</b>	CITY PLANNING AND DEVELOPMENT COMM.
<b>Applicant's Name</b>	Ellicott Station, LLC
<b>Referral Type</b>	Site Plan Review
<b>Variance(s)</b>	
<b>Description</b>	Site Plan Review to modify an approved site plan to move the ADA ramp servicing the main entrance from the west side to the east side of the building.
<b>Location</b>	56 Ellicott St. (NYS Rt. 63), Batavia
<b>Zoning District</b>	Central Commercial (C-3) District

### Planning Board Recommends:

APPROVAL

### Explanation:

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

Director

Thursday, June 11, 2026

Date

**SEND OR DELIVER TO:**

GENESEE COUNTY DEPARTMENT OF PLANNING  
3837 West Main Street Road  
Batavia, NY 14020-9404  
Phone: (585) , 941+ 586

**DEPARTMENT USE ONLY:**

GCDP Referral # \_\_\_\_\_



**\* GENESEE COUNTY \*  
PLANNING BOARD REFERRAL**

**RECEIVED**

*By the Genesee County Dept. of Planning at 1:20 pm, Jun 02, 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) \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone ( ) - Ext. \_\_\_\_\_

**2. APPLICANT INFORMATION**

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone ( ) - Ext. \_\_\_\_\_ Email \_\_\_\_\_

**MUNICIPALITY:**  City  Town  Village of \_\_\_\_\_

**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 \_\_\_\_\_

B. Nearest intersecting road \_\_\_\_\_

C. Tax Map Parcel Number \_\_\_\_\_

D. Total area of the property \_\_\_\_\_ Area of property to be disturbed \_\_\_\_\_

E. Present zoning district(s) \_\_\_\_\_

**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 \_\_\_\_\_

\_\_\_\_\_

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

- Local application
- Site plan
- Subdivision plot plans
- SEQR forms
- Zoning text/map amendments
- Location map or tax maps
- Elevation drawings
- Agricultural data statement
- New or updated comprehensive plan
- Photos
- Other: \_\_\_\_\_

**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)

Name \_\_\_\_\_ Title \_\_\_\_\_ Phone ( ) - Ext. \_\_\_\_\_

Address, City, State, Zip \_\_\_\_\_ Email \_\_\_\_\_

## Ellicott Station Ramp Project Narrative

6/2/26

City of Batavia PDC

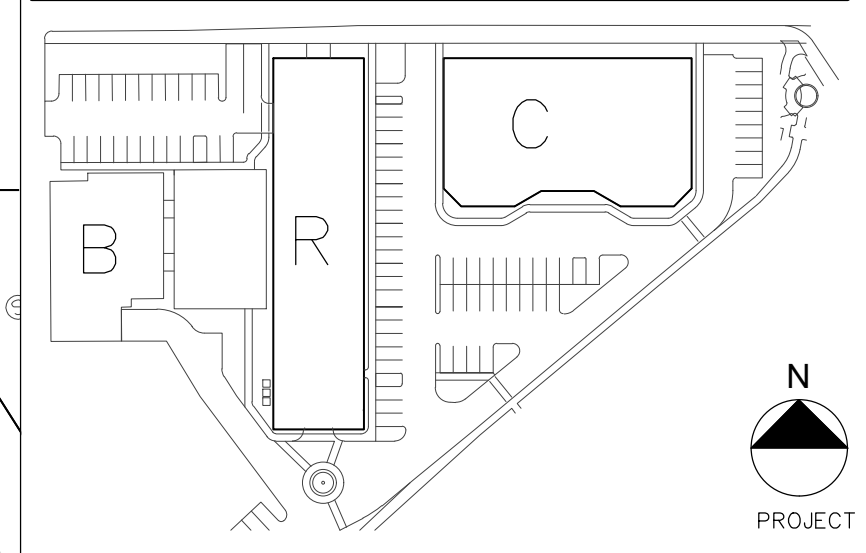
The proposed project moves the ADA ramp servicing the main entrance from the west side of Ellicott Station to the east side of the project site. The main reason for this change is a bust in the northeast sidewalk elevation, which made it impossible to tie the eastern sidewalk into the existing sidewalk. The original plan showed the designated ADA route following the western sidewalk, but this created an issue because the ADA parking is on the east side of the building. By switching the ramp to the east side, the Applicant is able to maintain a designated ADA sidewalk that services the building entrance, ADA parking, and the route to the playground (as was the original design intent).

**STATE ROUTE 63 (ELLICOTT STREET)**  
(99.0' R.O.W.)

- WHITE STRIPE
- TRAVEL LANE
- SOLID YELLOW STRIPE
- OPEN YELLOW STRIPE
- CENTER TURNING LANE
- OPEN YELLOW STRIPE
- SOLID YELLOW STRIPE
- TRAVEL LANE
- WHITE STRIPE
- DESIGNATED BIKE LANE
- WHITE STRIPE
- CURB SIDE PARKING
- CONCRETE CURB



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**Preliminary**  
07/10/2022 8:32:30 AM

THE REGISTERED PROFESSIONAL CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME, OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE BUILDING CODE OF THE STATE AND THE ENERGY CONSERVATION CODE OF THE STATE AND APPLICABLE FEDERAL LAWS AND REGULATIONS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE THEREWITH.

**FLYNN BATTAGLIA**  
617 Main Street, Suite 401  
Buffalo, New York 14203  
Telephone (716) 854-2424

**ENGINEERING BUILDING SYSTEMS**  
4050 Ridge Lea Rd.  
Suite C  
Buffalo, NY 14228  
Telephone (716) 836-9600

**TREDO ENGINEERS, P.C.**  
755 Seneca St.  
Suite 200  
Buffalo, NY 14210  
Telephone (716) 876-7147

**MARKS ENGINEERING**  
42 Beeman St.  
Canandaigua, NY 14424  
Telephone (585) 329-6138

**ELLICOTT STATION REDEVELOPMENT SAVARINO COMPANIES**

**ELLICOTT STREET BATAVIA, NY**

NOTES & REVISIONS:

DRAWING ISSUED: 06 DECEMBER 2019

Project Number: ME PROJECT #16-034 Scale: 1"=20'

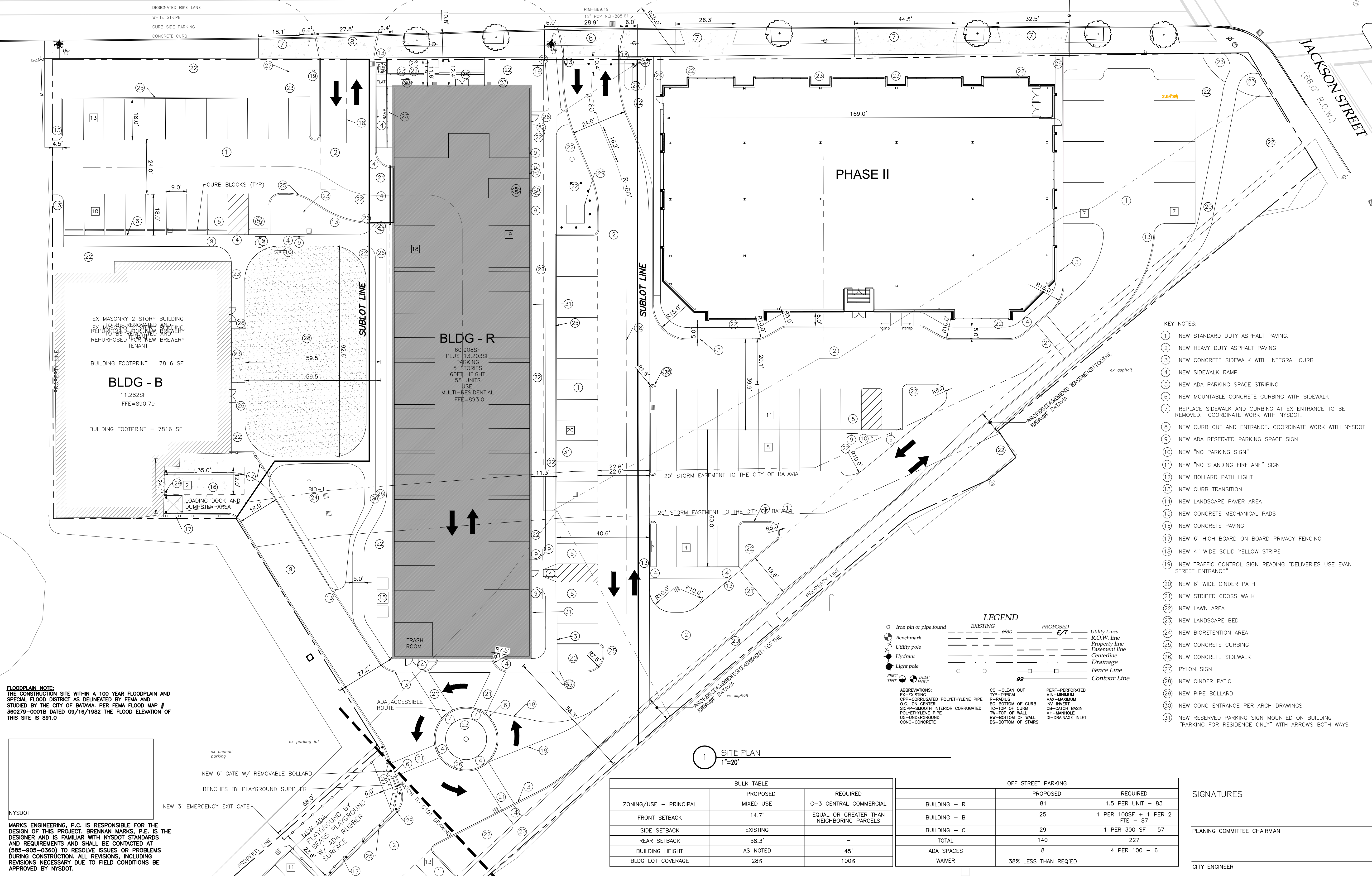
Drawn By: BAM Checked By: BAM

Drawing Title

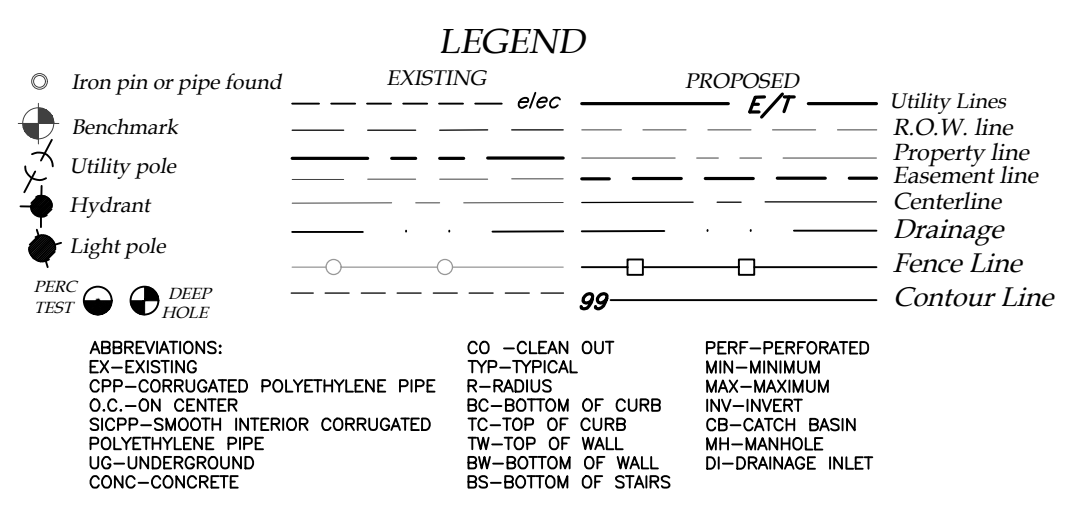
**SITE PLAN**

Drawing Number

**C100**



- KEY NOTES:**
- 1 NEW STANDARD DUTY ASPHALT PAVING.
  - 2 NEW HEAVY DUTY ASPHALT PAVING
  - 3 NEW CONCRETE SIDEWALK WITH INTEGRAL CURB
  - 4 NEW SIDEWALK RAMP
  - 5 NEW ADA PARKING SPACE STRIPING
  - 6 NEW MOUNTABLE CONCRETE CURBING WITH SIDEWALK
  - 7 REPLACE SIDEWALK AND CURBING AT EX ENTRANCE TO BE REMOVED. COORDINATE WORK WITH NYSDOT.
  - 8 NEW CURB CUT AND ENTRANCE. COORDINATE WORK WITH NYSDOT
  - 9 NEW ADA RESERVED PARKING SPACE SIGN
  - 10 NEW "NO PARKING SIGN"
  - 11 NEW "NO STANDING FIRELANE" SIGN
  - 12 NEW BOLLARD PATH LIGHT
  - 13 NEW CURB TRANSITION
  - 14 NEW LANDSCAPE PAVER AREA
  - 15 NEW CONCRETE MECHANICAL PADS
  - 16 NEW CONCRETE PAVING
  - 17 NEW 6" HIGH BOARD ON BOARD PRIVACY FENCING
  - 18 NEW 4" WIDE SOLID YELLOW STRIPE
  - 19 NEW TRAFFIC CONTROL SIGN READING "DELIVERIES USE EVAN STREET ENTRANCE"
  - 20 NEW 6" WIDE CINDER PATH
  - 21 NEW STRIPED CROSS WALK
  - 22 NEW LAWN AREA
  - 23 NEW LANDSCAPE BED
  - 24 NEW BIORETENTION AREA
  - 25 NEW CONCRETE CURBING
  - 26 NEW CONCRETE SIDEWALK
  - 27 PYLON SIGN
  - 28 NEW CINDER PATIO
  - 29 NEW PIPE BOLLARD
  - 30 NEW CONIC ENTRANCE PER ARCH DRAWINGS
  - 31 NEW RESERVED PARKING SIGN MOUNTED ON BUILDING "PARKING FOR RESIDENCE ONLY" WITH ARROWS BOTH WAYS



**1 SITE PLAN**  
1"=20'

ZONING/USE - PRINCIPAL	BULK TABLE		OFF STREET PARKING	
	PROPOSED	REQUIRED	PROPOSED	REQUIRED
FRONT SETBACK	14.7'	C-3 CENTRAL COMMERCIAL EQUAL OR GREATER THAN NEIGHBORING PARCELS	BUILDING - R 81	1.5 PER UNIT - 83
SIDE SETBACK	EXISTING	-	BUILDING - B 25	1 PER 100SF + 1 PER 2 FTE - 87
REAR SETBACK	58.3'	-	BUILDING - C 29	1 PER 300 SF - 57
BUILDING HEIGHT	AS NOTED	45'	TOTAL 140	227
BLDG LOT COVERAGE	28%	100%	ADA SPACES 8	4 PER 100 - 6
			WAIVER	38% LESS THAN REQ'ED

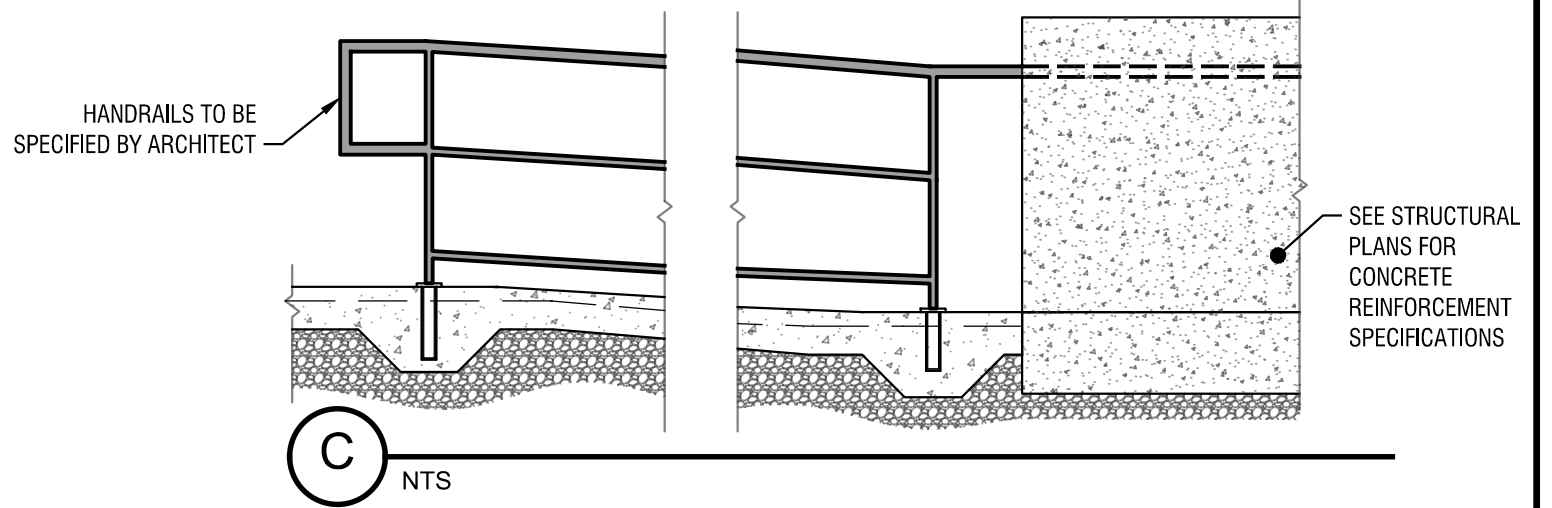
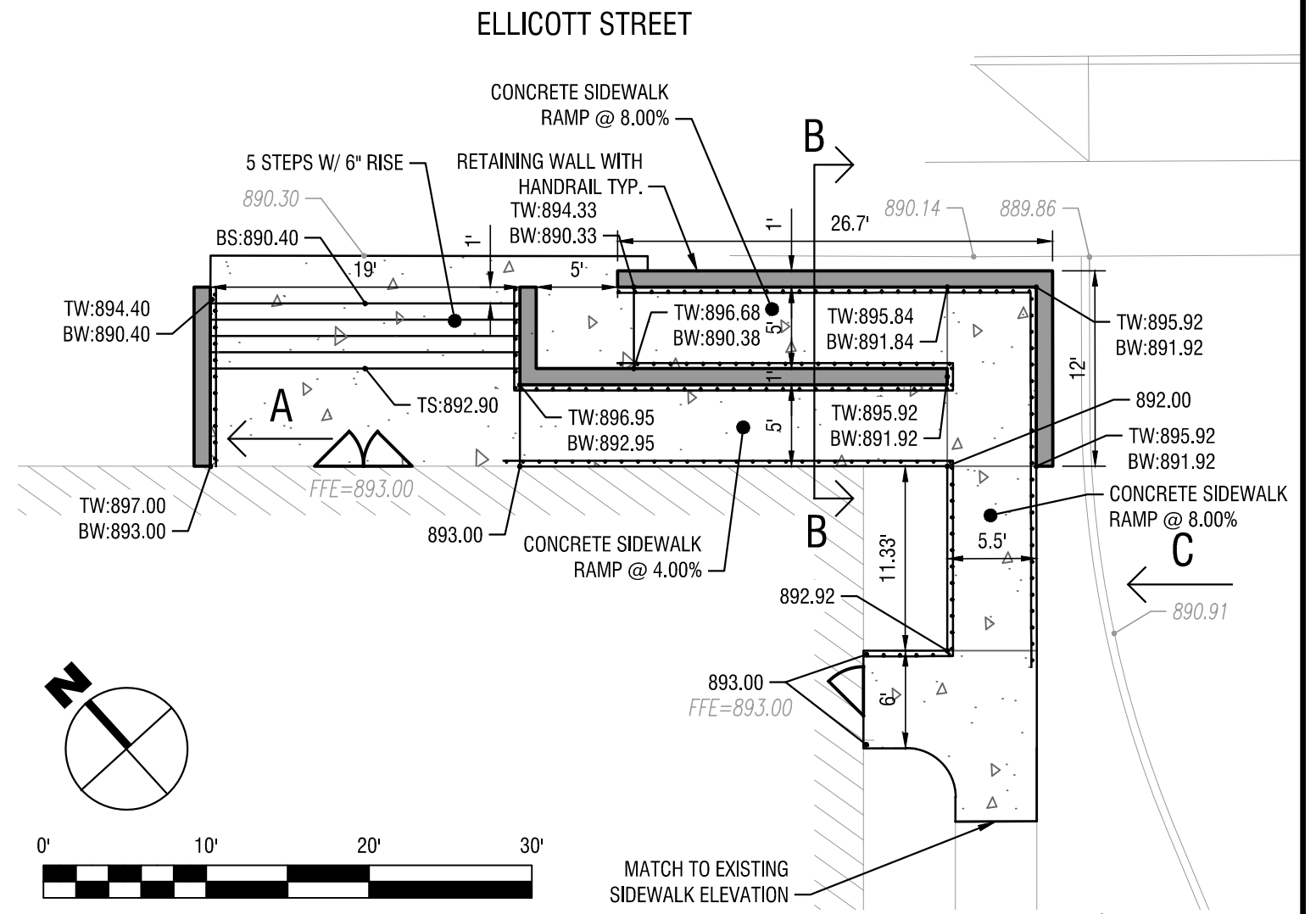
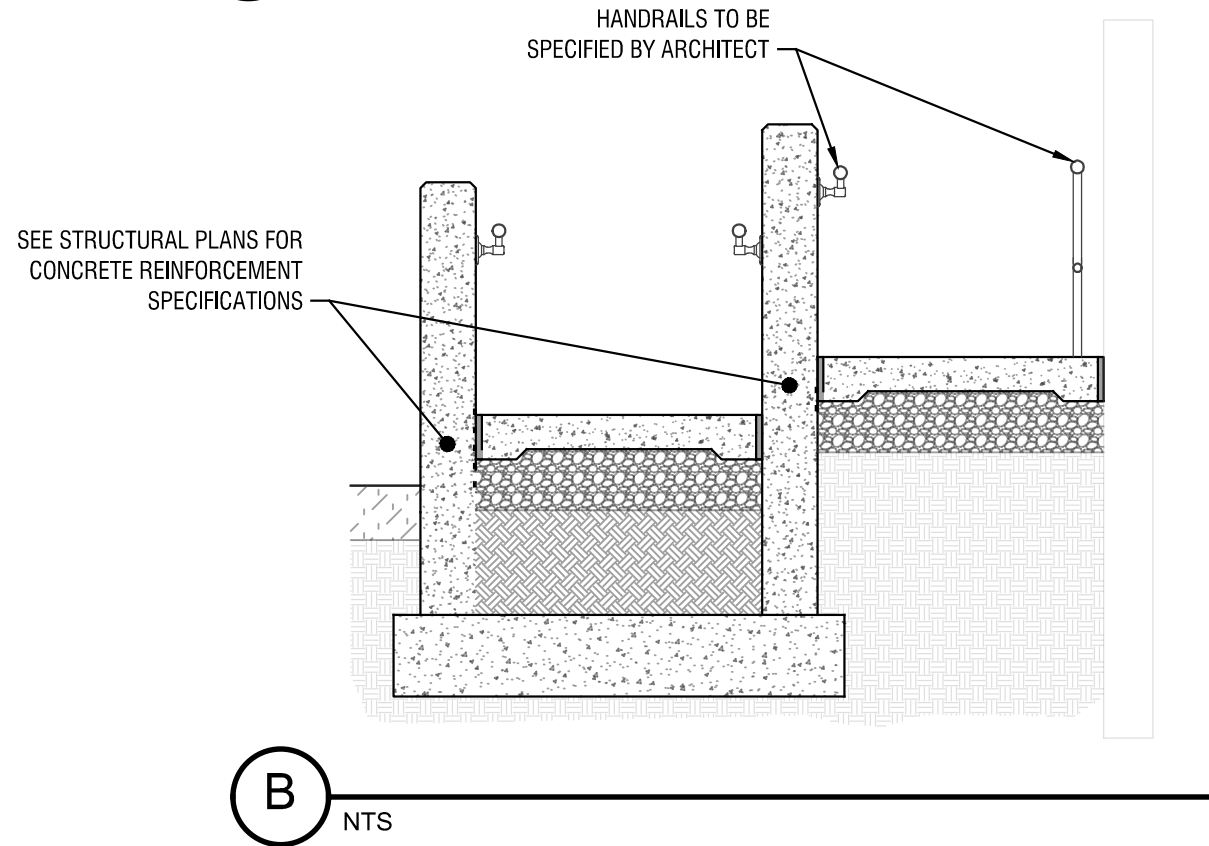
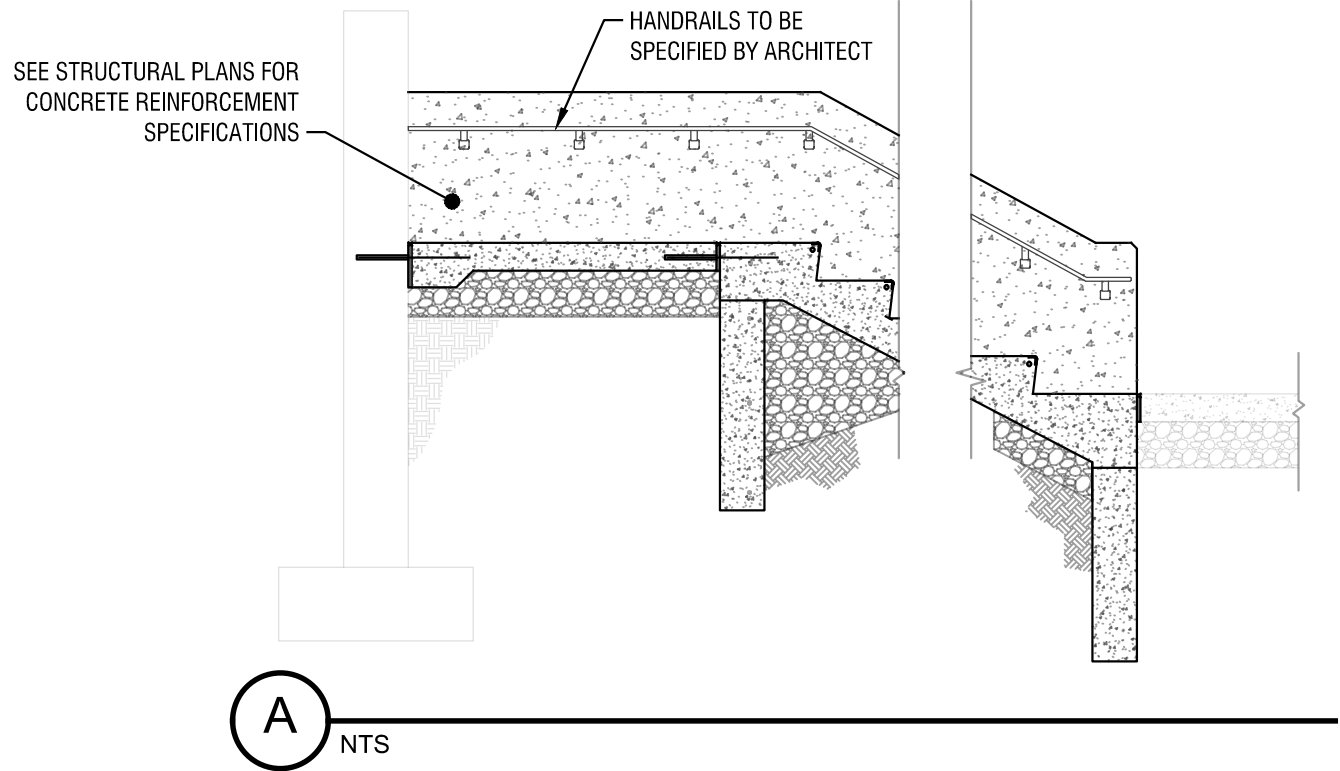
SIGNATURES

PLANNING COMMITTEE CHAIRMAN

CITY ENGINEER

**FLOODPLAIN NOTE:**  
THE CONSTRUCTION SITE WITHIN A 100 YEAR FLOODPLAIN AND SPECIAL FLOOD DISTRICT AS DELINEATED BY FEMA AND STUDIED BY THE CITY OF BATAVIA. PER FEMA FLOOD MAP # 360279-0001B DATED 09/16/1982 THE FLOOD ELEVATION OF THIS SITE IS 891.0

MARKS ENGINEERING, P.C. IS RESPONSIBLE FOR THE DESIGN OF THIS PROJECT. BRENNAN MARKS, P.E. IS THE DESIGNER AND IS FAMILIAR WITH NYSOT STANDARDS AND REQUIREMENTS AND SHALL BE CONTACTED AT (585-905-0360) TO RESOLVE ISSUES OR PROBLEMS DURING CONSTRUCTION. ALL REVISIONS, INCLUDING REVISIONS NECESSARY DUE TO FIELD CONDITIONS BE APPROVED BY NYSOT.



4/20/2026 4:14:14 PM C:\Users\sbuckert\Desktop\Ellicott Station\Site Plan.dwg

<p>300 State Street, Suite 201 Rochester, NY 14614 585-454-6110 labellapc.com</p>	<small>It is a violation of New York Education Law Art. 145 Sec. 7209 &amp; Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.</small>		REVISION: SKC-01		
	DRAWING NAME: NORTH ADA RAMP		DRAWN BY: SCB	DATE: 4/20/26	PROJECT NO.: ---
	PROJECT NAME: ELLICOTT STATION 50 ELLICOTT ST, BATAVIA NEW YORK 14020		DETAIL NO./REVISED SHEET: SHEET NUMBER:		

# C-06-BAT-06-26



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