GENESEE COUNTY PLANNING BOARD REFERRALS
NOTICE OF FINAL ACTION

GCDP Referral ID	**V-02-ALEX-12-20**
Review Date	**12/10/2020**
Municipality	**ALEXANDER, V.**
Board Name	**PLANNING BOARD**
Applicant's Name	**Alice Brenkus**
Referral Type	**Site Plan Review**
Variance(s)	
Description:	**Site Plan Review to relocate a dog grooming business (Precious Paws).**
Location	**10573 Main St. (NYS Rt. 98), Alexander**
Zoning District	**Commercial (C) District**

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

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

Felice A. Ottaviano

Director

December 10, 2020

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 # V-02-ALEX-12-20

* GENESEE COUNTY * PLANNING BOARD REFERRAL

RECEIVED
Genesee County
Dept. of Planning
12/3/2020

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) Village of Alexander Planning
Address 3350 Church St
City, State, Zip Alexander, NY 14005
Phone (585) 708 - 4167 Ext.

2. APPLICANT INFORMATION

Name Alicia Brenkus
Address 10571 Main St
City, State, Zip Alexander, NY 14005
Phone (585) 993 - 0052 Ext. Email preciouspaws10596@gmail

MUNICIPALITY: ☐ City ☐ Town ☒ Village of Alexander

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 10571 Main St Alexander, NY 14005
B. Nearest intersecting road Railroad Ave.
C. Tax Map Parcel Number 2.-2-16
D. Total area of the property 0.13 acres Area of property to be disturbed 0
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

C. Please describe the nature of this request Applicant is opening a Dog Grooming Business in an existing commercial building

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

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

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

Name Matthew Mahaney Title ZEO Phone (585) 343 - 1729 Ext. 238
Address, City, State, Zip 3833 West Main St Rd Batavia, NY 14020 Email mmahaney@townofbatavia.com

TOWN VILLAGE CITY OF Alexander Application #_____
(circle one)

Agricultural Data Statement

Date 12/03/2020

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: Alicia Brenkus Address: 10571 Main St Alexander, NY 14005	Name: Batavia Rentals Address: 10571 Main St Alexander, NY 14005

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

2. Description of proposed project: Applicant is opening a Dog Grooming Business in an existing commercial building

3. Location of project: Address: 10571 Main St Alexander, NY 14005
   Tax Map Number (TMP) 2.-2-16

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: Ziegler Farms Inc Address: 3522 East Main Rd Attica, NY 14011 Is this parcel actively farmed? ☐NO ☑YES	Name: _____ Address: _____ Is this parcel actively farmed? ☐NO ☐YES
Name: _____ Address: _____ Is this parcel actively farmed? ☐NO ☐YES	Name: _____ Address: _____ Is this parcel actively farmed? ☐NO ☐YES

_____ Signature of Applicant

_____ Signature of Owner (if other than applicant)

Reviewed by: _____ Signature of Municipal Official

12/3/20 Date

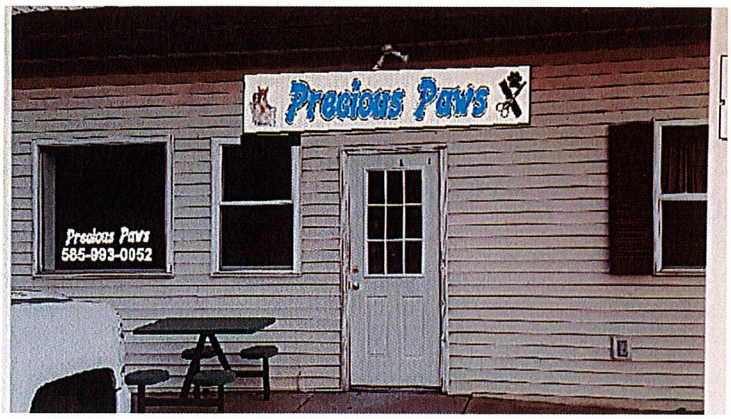
NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

Precious Paws
Precious Paws
585-993-0052

Matthew Mahaney

From: preciouspaws10596 <preciouspaws10596@gmail.com>
Sent: Monday, November 30, 2020 12:38 PM
To: Matthew Mahaney
Subject: RE: Alicia brenkus

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



22"x8'

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Matthew Mahaney <mmahaney@townofbatavia.com>
Date: 11/17/20 2:22 PM (GMT-05:00)
To: preciouspaws10596 <preciouspaws10596@gmail.com>
Subject: RE: Alicia brenkus

Alicia,

Please see the attached document which lists the information required for review by the Planning Board. I have also attached a document which needs to be completed and returned to me with your supplementary documentation. Please let me know if you have any further questions.

Regards,

Building and Zoning Application Permit No. VOA 20-09

Town of Alexander 3350 Church Street PO Box 248 Alexander, NY 14005 (585)591-2455

Date 10 / 3 / 20 Zone____ Flood Zone____ Wellhead Protection ____ Corner Lot____

New Construction ☒ Fence ☐ Pond ☐ Sign ☒ Alteration(s)☐ Addition ☐ Demolition ☐

Accessory Bldg. ☐ Mobile Home ☐ Fill Permit ☐ Home Occupation☐ Land Separation ☐ Site Plan Approval ☐

Special Use Permit ☐ Temporary Use ☐ Subdivision ☐ Zoning Variance Request ☐ Other ☒ Specify: Commercial

Tax Map No. 2-2-16

Owners Name Batavia Rentals Phone No. (585) 813 7777

Address 10571 main St Alexander NY Project Road Width _____ft

Applicants Name Alicia Brenkus Project Address 10571 main St Alexander NY

E Mail Address Precious Paws 10596 @gmail.com Phone No (585) 993 0052

Description of Project:

Putting in tub & building wall (half wall)

Existing Use Pizza Shop Proposed Use Dog grooming

Estimated Cost Building_____ Plumbing_____ Mechanical_____ Miscellaneous_____

SEQR CLASSIFICATION Type 1 ☐ Type 2 ☐ Unlisted ☐

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

Permit Fee $ 60.00 **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 PREFORMANCE OF CONSTRUCTION.

I, Alicia Brenkus, as Owner or Authorized Agent hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge.

Alicia Brenkus 10·3·20

Signature of Owner or Authorized Agent Date

1 submission of Site Plan & data

A.) doing work inside not outside features will be disturbed.

b.) no new bldgs being added.
Im adding a 1/2 wall to a room inside
No structure is being changed
C.) (google maps)
d.) Sidewalk in front of building existing (no changes needed or being made)

e.) No landscaping being done existing building - just Renting Space

f.) See drawing I sketched
building 1/2 wall no structual changes

g N/A
h N/A
I N/A
J Hours of operation Are:
mon 8a 4:30pm tues 8am - 8pm wed 8a - 4:30p
Thur 8am - 4:30p Fri 8am - 4:30pm
Sat 8am - 5pm Sun 8am - 5pm
Being used for dog grooming

J.) no employees (Just myself owner)

groom 1 dog a time
Take a dog every 2 hours
6-8 Dogs a day

K.) N/A

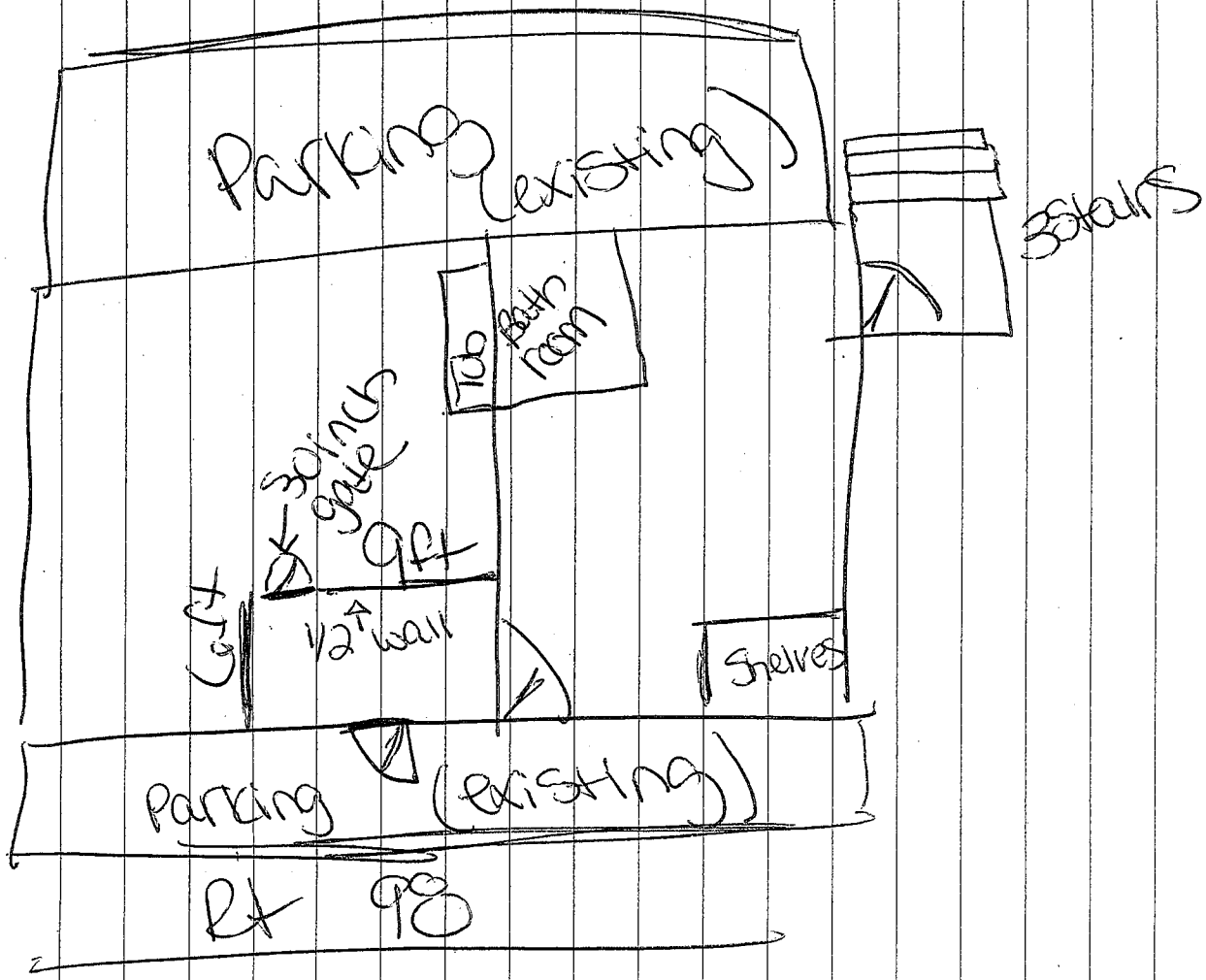
L.) No new drive ways
existing parking lot

M.) N/A I will be using water and
Shampoo No chemicals

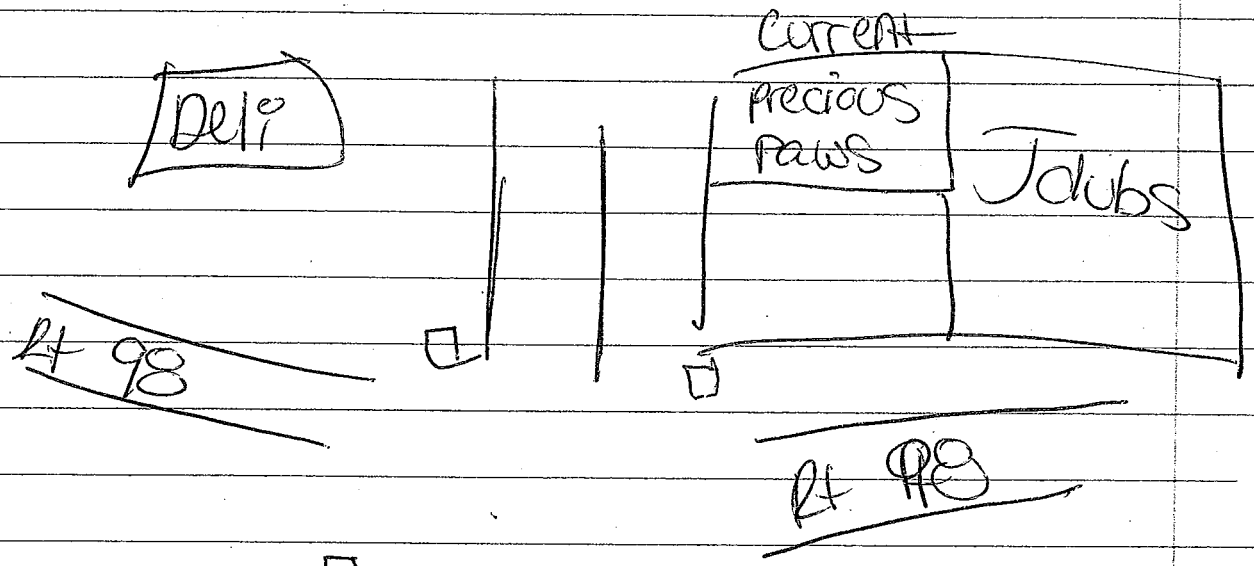
N.) None

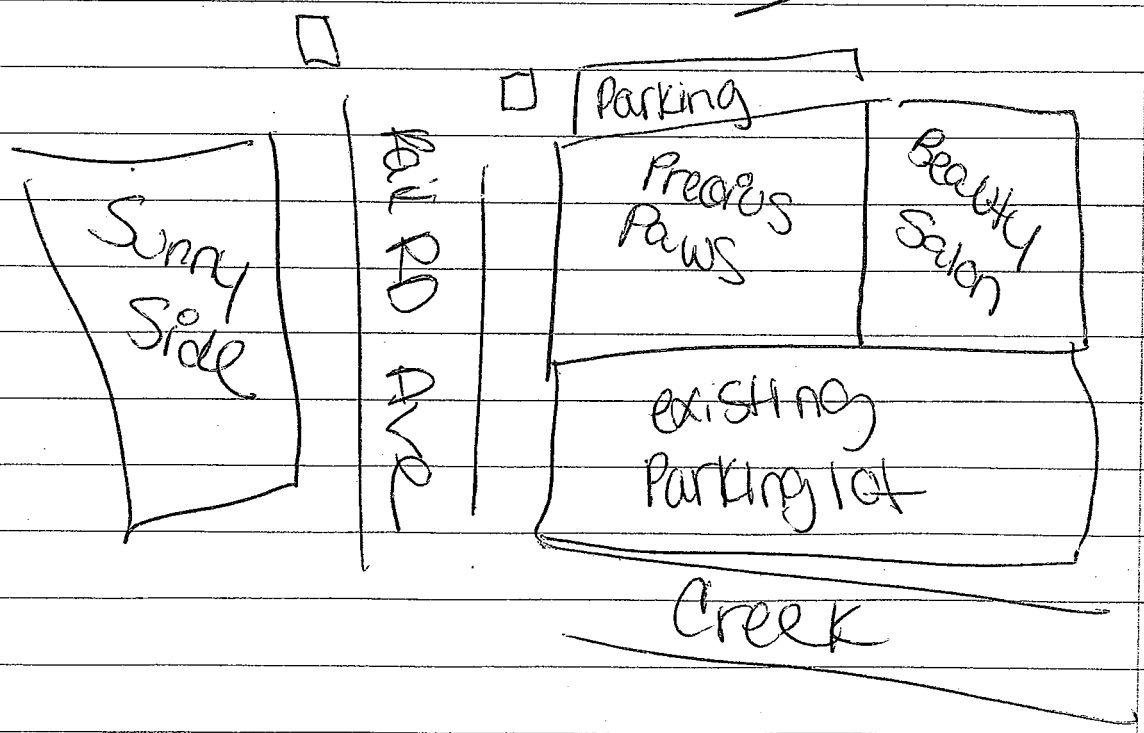
The Site was previously rented
by Jenny wall (J dubs) pizza Shop
I will have less traffic then they
did.

Alicia Bruce 11.20.20


Parking (existing)
3 stalls
Tub
Bath room
30 inch gate
9ft
1/2 wall
6ft
Shelves
Parking (existing)
Rt 98

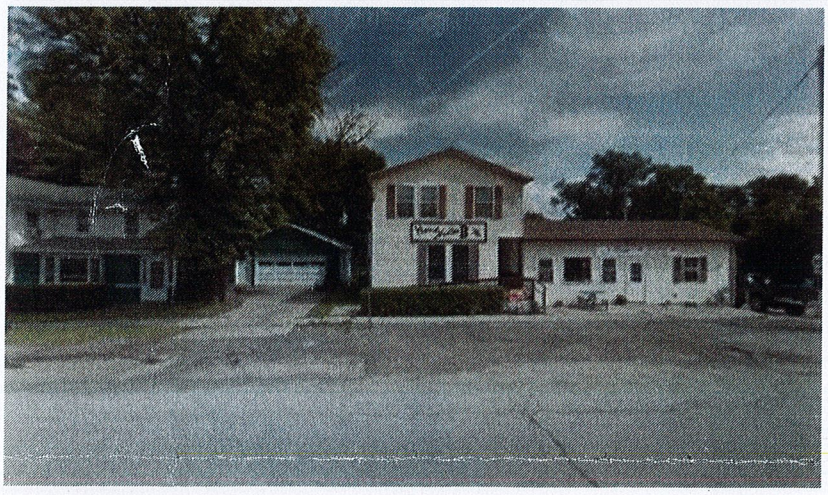
775 sq ft


Current
Deli
Precious Paws
Jdubs
Rt 98
Rt 98


Parking
Sunny Side
Rt 98
Precious Paws
Beauty Salon
existing Parking lot
Creek

Google Maps 10571 Main St

Map data ©2020 , Map data ©2020 20 ft



10571 Main St

Alexander, NY 14005

Directions Save Nearby Send to your phone Share

WP2V+HF Alexander, New York

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project: Precious Paws

Project Location (describe, and attach a location map): 10571 Main St Alexander NY

Brief Description of Proposed Action: ½ wall separating dog grooming arear from customer waiting area

Name of Applicant or Sponsor:	Telephone:
Alicia Brenkus	E-Mail: Abrenkus7@gmail.com

Address: 67 Duey Ave

City/PO:	State:	Zip Code:
Batavia	NY	14020

	NO	YES
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.	☐	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 0 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres

put square foot of area rented
project is 775SF of rented space

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? OFFICE SPACE Rental N/A	☐	☐
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: N/A	☐	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels? NO moving across st. parking there	☑	☐
N/A b. Are public transportation services available at or near the site of the proposed action?	☑	☐
N/A c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: OFFICE SPACE	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: Already there using exist. water & sewer	☐	☐
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? N/A	☒	☐
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? N/A	☒	☐
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? inside only N/A	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐
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:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

None

N/A

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan? ? prob yes cause of creek	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☒	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
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:	☒	☐
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:	☒	☐
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:	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Alicia Brenkus Date: 11.19.20

Signature: Alicia Brenkus Title:

PRINT FORM

V-02-ALEX-12-20