

PLANNING & DEVELOPMENT COMMITTEE
OFFICIAL MINUTES

Tuesday, September 19, 2023

6:00 pm

Council Board Room
One Batavia City Centre, Batavia NY

Members present: *David Beatty, Derek Geib, Jim Krencik, John Ognibene, Duane Preston*

Members absent: Ed Flynn

Others present: Meg Chilano – Recording Secretary, Doug Randall – Code Enforcement Officer

I. Roll Call

Roll call of the members was conducted. Five members were present and Chairman Duane Preston declared a quorum.

II. Call to order

Mr. Preston called the meeting to order at 6:00 p.m.

III. Previous Meeting Minutes

There were no corrections to the minutes. Mr. Preston assumed the motion and the minutes were approved as written by unanimous consent.

RESULT: Approval of August 15, 2023 meeting minutes.

IV. Proposals

- A. Remove an existing 21'-wide asphalt driveway and place 36' of Portland cement in the front yard to create a new driveway

Address: *7 Hillside Drive*

Applicant: Daniel Koladzinski

- Actions:**
1. Review application
 2. Discussion and recommendation to the ZBA

1. Review Application

Mr. Preston read the summary of the application.

Mr. Koladzinski told the board that he did not want to wait for the permit and that the driveway has already been completed.

2. Discussion and Recommendation to the ZBA

The PDC decided to treat the application as if the project was not completed. After discussion, the board agreed that the driveway is similar to others in the neighborhood, is not a substantial increase in size, and parking is to the side of the house and not directly in front.

MOTION: Mr. Beatty moved to recommend approval to the ZBA; the motion was seconded by Mr. Ognibene and on roll call, was approved 5-0.

RESULT: Recommend approval of the area variance to the ZBA.

B. Area Variance for the reduction in required off-street parking (for the construction of a 3,140 sq.' restaurant with drive-through service)

Address: 301-305 West Main Street

Applicant: Peter Sorgi, Esq. (agent for owner)

Actions: 1. Review application
2. Discussion and recommendation to the ZBA

1. Review Application

Mr. Preston read the summary of the application.

2. Discussion by the Board

Mr. Sorgi and Mr. Beechel were present to speak about the variance. Mr. Sorgi explained that the parking had been compliant in the Sketch Plan presented to the PDC at the previous meeting. In response to the PDC's request for increased landscaping, the applicant reduced the parking by six spaces, which will require a variance.

MOTION: Mr. Geib moved to recommend approval to the ZBA; the motion was seconded by Mr. Krencik and on roll call, was approved 5-0.

RESULT: Recommend approval of the area variance to the ZBA.

V. Setting of Next Meeting: October 17, 2023

VI. Adjournment

Mr. Preston moved to adjourn the meeting at 6:14 p.m., and Mr. Beatty seconded the motion. All voted in favor.



Meg Chilano
Recording Secretary