

# PLANNING & DEVELOPMENT COMMITTEE

## *OFFICIAL MINUTES*

**Tuesday, July 25, 2023**

**6:00 pm**

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *David Beatty, Edward Flynn, Derek Geib, John Ognibene, Duane Preston*

Members absent: none

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 6:01 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 June 20, 2023 meeting minutes.**

### **IV. Proposals**

- A. Site Plan, Special Use Permit, and Area Variance to remove an existing 1,620 sq.' one-story commercial building and construct a 1,324 sq.' one-story automobile service station / public garage for the servicing (oil change) of automobiles

**Address:** 425A West Main Street

**Applicant:** Evan Gefell (agent for Quattro Batavia LLC)

- Actions:**
1. Review application
  2. Discussion and public hearing
  3. SEQR
  4. Action by the board

#### **1. Review Application**

Mr. Preston read the summary of the application.

Mr. Gefell explained that the new building would be located at the site of the former T-mobile business. The purpose of the business is to perform a quick oil change while the driver remains in the vehicle. The oil change is designed to take ten minutes. A large number of parking places

is unnecessary, allowing for a greater amount of green space. The business is not expected to generate a lot of traffic.

## **2. Discussion and Public Hearing**

Mr. Flynn asked about how many vehicles the queue will hold during peak times. The developer answered that the typical location has 40 customers per day. Since the premise behind the business is a speedy oil change, generally there is no more than one vehicle in the queue at any given time.

**MOTION:** Mr. Beatty moved to open the public hearing; the motion was seconded by Mr. Flynn, and on roll call, was approved 5-0.

**RESULT: Public hearing opened.**

There were no calls or emails, and no one who wished to speak regarding the project.

**MOTION:** Mr. Flynn moved to close the public hearing; the motion was seconded by Mr. Beatty, and on roll call, was approved 5-0.

**RESULT: Public hearing closed.**

## **3. SEQR**

**MOTION:** Mr. Flynn moved to approve a negative declaration of SEQR; the motion was seconded by Mr. Ognibene, and on roll call, was approved 5-0.

**RESULT: Negative declaration of SEQR approved.**

## **4. Action by the Board**

**MOTION:** Mr. Flynn moved to approve the project as submitted; the motion was seconded by Mr. Ognibene, and on roll call, was approved 4-0-1.

Votes in favor: 4 (David Beatty, Ed Flynn, John Ognibene, Duane Preston)

Votes opposed: 0

Votes abstained: 1 (Derek Geib)

**RESULT: Application approved.**

- B. Sketch Plan Review of a proposed project that will result in the merging of several parcels, a minor subdivision, demolition of existing buildings, and construction of a Burger King restaurant with drive-through service. The purpose of the submittal is to provide the applicant with the opportunity to familiarize the PDC with the proposal and to obtain direction prior to final site plan submission

**Address:** 301-305 and 307 West Main Street, 4 and a portion of 6 South Lyon Street

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

- Actions:**
1. Review application
  2. Discussion by the board

### **1. Review Application**

Mr. Preston read the summary of the application.

## 2. Discussion by the Board

The board discussed the layout of the building, ingress and egress, the size and flow of the drive-through lanes, and landscaping. The board recommended that the applicant should provide the following for the next review:

- Plan for right-in / right-out only
- Reduction in lane size from 17'
- Detailed landscape plan with more landscaping on South Lyon
- Parking lot lighting plan
- Sample materials

C. Mr. Audsley would like the opportunity to present the installed stone veneer, as the application pattern differs from the originally proposed uniform running bond pattern. He would like to satisfy the board by showing the materials in place

**Address:** 99 Main Street

**Applicant:** Todd Audsley (project manager)

**Actions:** 1. Review application and site visit  
2. Action by the board

### 1. Review Application and Site Visit

Mr. Preston read the summary of the proposal.

**MOTION:** Mr. Preston moved to pause the meeting for the site visit; the motion was seconded by Mr. Flynn and on roll call, was approved 5-0.

**RESULT: Site visit 6:54 p.m.**

**MOTION:** Mr. Preston moved to resume the meeting; the motion was seconded by Mr. Flynn and on roll call, was approved 5-0.

**RESULT: Meeting resumed 7:05 p.m.**

### 2. Action by the Board

**MOTION:** Mr. Ognibene moved to approve the proposal; the motion was seconded by Mr. Beatty and on roll call, was approved 4-1-0.

Votes in favor: 4 (David Beatty, Ed Flynn, John Ognibene, Duane Preston)

Votes opposed: 1 (Derek Geib)

Votes abstained: 0

**RESULT: Application approved.**

V. **Setting of Next Meeting:** August 15, 2023

### VI. Adjournment

Mr. Preston moved to adjourn the meeting at 7:09 p.m., and Mr. Geib seconded the motion. All voted in favor.

  
Meg Chilano  
Recording Secretary