

PLANNING & DEVELOPMENT COMMITTEE

OFFICIAL MINUTES

Tuesday, August 15, 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. The applicant, Edwin Smart, owner of 4 Mix Place, has filed a petition with City Council to amend the zoning ordinance to include the listed parcels listed below within the R-3 zoning use district.

The applicant desires to remodel 4 Mix Place and convert this one-family dwelling into a professional architect's office building. With issuance of a Special Use Permit, the R-3 residential use district allows "Offices for attorneys, physicians, and / or dentists, not exceeding four offices in a single structure." The use of architect's office is not included in the list of approved uses.

The applicant is also requesting for the phrase, "and other similar professionals," to be included in the text of BMC 190-10 C (2).

City Council has requested that the Planning and Development Committee review these requests and make recommendation for their consideration.

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

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 in the previous plan the parking was compliant. In response to the PDC's request for increased landscaping, the applicant reduced the parking by six spaces, which requires a variance.

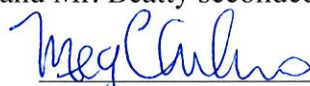
MOTION: Mr. Geib moved to recommend approval to the ZBA; the motion was seconded by Mr. Krencik and on roll call, was approved 5-0.

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