PLANNING & DEVELOPMENT COMMITTEE Tuesday, April 21, 2015

6:00 pm Council Board Room One Batavia City Centre, Batavia NY

AGENDA

- I. Roll Call
- II. Call to Order
- III. Approval of Minutes -3/17/15
- IV. Proposals

Address:	316, 318, and 320 West Main Street
Applicant:	Ronald Viele (developer)

Proposal:	Preliminary site plans for removal of existing buildings, combining three
	parcels into one, and construction of a drive-in restaurant
Actions:	1. Discussion
	2. Direction and guidance from the board

- V. New Business/Updates/ Other Planning and Comprehensive Plan Development: discussion led by City Manager Jason Molino
- VI. Setting of Next Meeting: May 19, 2015
- VII. Adjournment



City of Batavia Department of Public Works <u>Bu</u>reau o<u>f Insp</u>ections

One Batavia City Center, Batavia, New York 14020 (5

(585)-345-6345 (585)-345-1385 (fax)

Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 4/10/15

To:

Re: 316, 318 and 320 West Main St. Tax Parcel No.

Zoning Use District: C-2

"Sketch Plan Review"

The applicant, Ronald Viele (developer), has submitted preliminary site plans for a project that proposes removal of existing buildings; the combining of three parcels into one; and the construction of a drive-in restaurant. The purpose of this meeting will be to familiarize the City with the proposed project and provide the applicant an opportunity to obtain direction and guidance from the Planning and Development Committee prior to final submission of the site plan.

Review and Approval Procedures:

City Planning and Development Committee- BMC 190-44 D Provides an opportunity for the designer to submit a site plan sketch to obtain direction and guidance before submission of the final plan.

Douglas E. Randall

From: Sent: To: Subject: Douglas E. Randall Thursday, March 26, 2015 4:24 PM 'tony@mancusorealty.com' Arby's

Tony,

As requested, I looked over the site plan sketch and have listed below some of the areas of concern.

The approval process will start with a "sketch plan review" of the site plan in front of the Planning and Development Committee. This preliminary review provides an opportunity for comment and ensures that all the information the PDC wants to see is addressed on the formal site plan submittal. Once the plans are completed the site plan will be forwarded to the Genesee County Planning Department for review. This parcels location on a NYS right of way (Route 5) requires referral to the regional planning body in compliance with GML 239 m. After the county has had the opportunity to comment, the PDC will review, hold a public hearing, and take action on the application in compliance with BMC 190-44. The deadline for submittal is 4:00 pm on the last Thursday of the month preceding the meeting date. Listed below are the dates for the next few months.

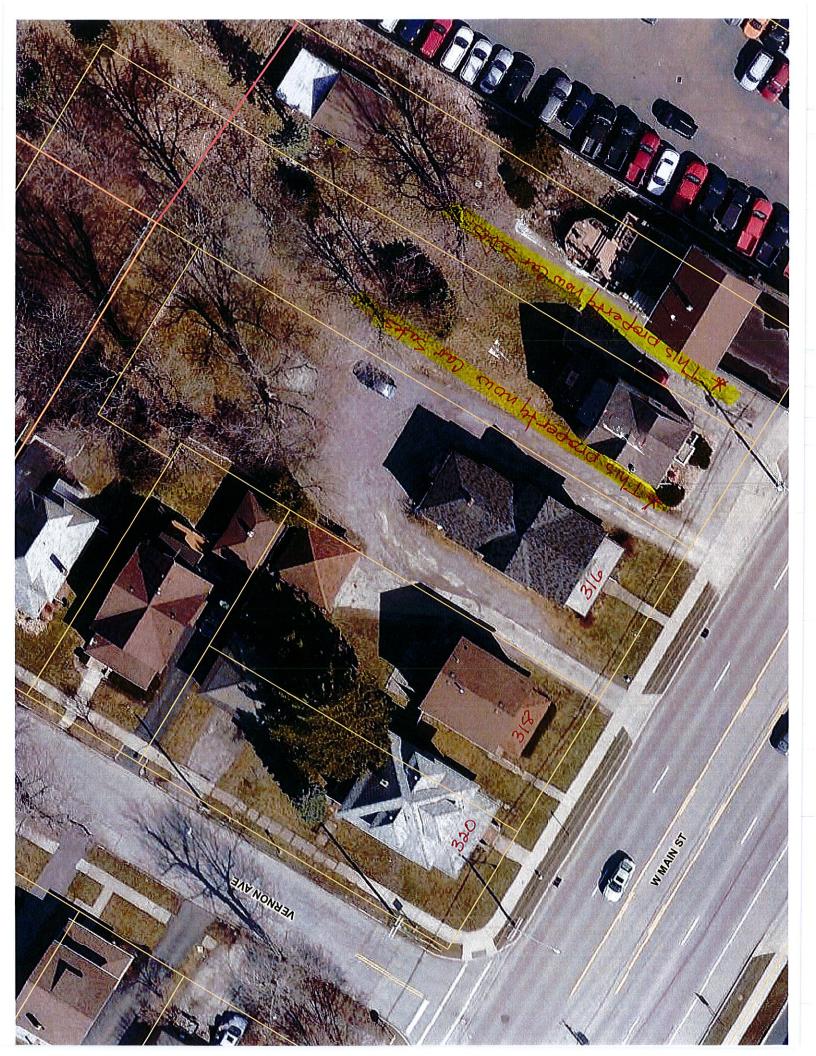
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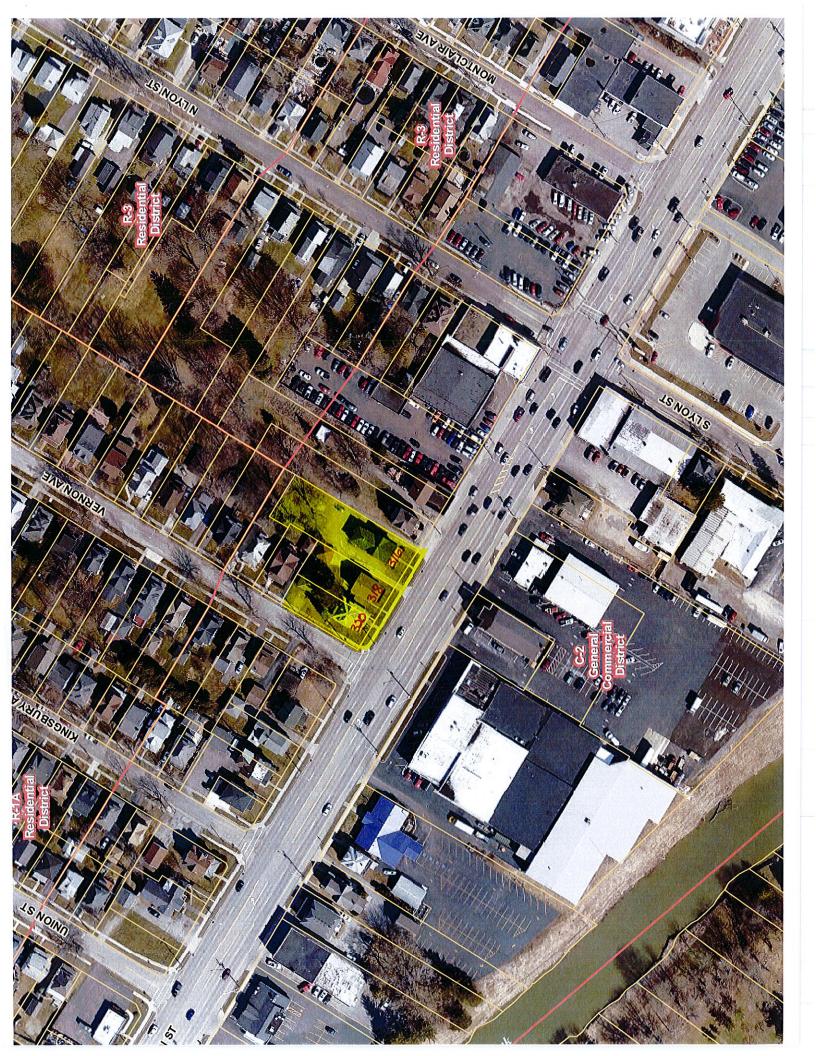
For reference you can access the following Batavia Municipal Code sections at www.batavianewyork.com

BMC 190-44 D Site Plan review process. BMC 190-37 E (1-14) Special Use Permits for Drive-in Restaurants. BMC 190-37 K (1-14) Special Use Permits applicable to all special uses. BMC 190-39 B (b) Land scape buffers at parking spaces BMC 190-39 B (c)(3) Landscape buffers at residential properties. BMC 190-34 Requirements for landscaping of site.

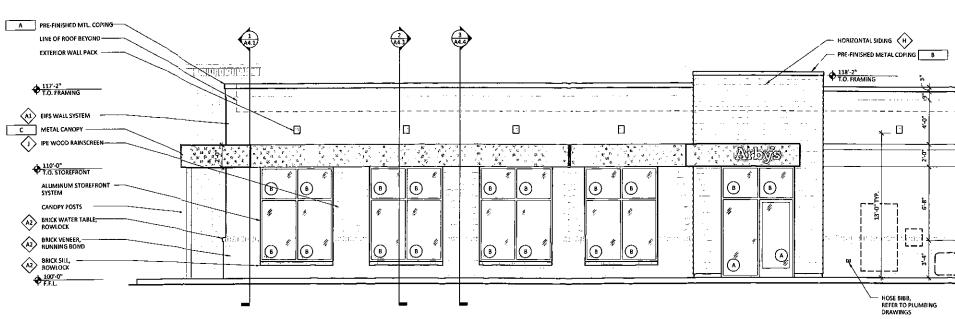
- Special Use Permit required for Drive-in restaurant.
- 84 Parking spaces are required for a 2,100 sq.' drive-in restaurant (4 spaces per each 100 sq.' of floor area)
- Driveway width to be no less than 20' and no more than 24' at any point.
- Driveways to be no less than 20' from side lot lines.
- Public garages and places of public assembly (restaurant) are not to be closer than 500' apart.
- Fences, hedges, etc. screening at residential properties.
- 10' Landscape buffers required between parking spaces and front property lines.
- 10' Landscaping buffer between commercial and residential properties.
- Compliance with landscaping for site.
- Parcel merger required prior to permit issuance.
- 18' maximum height

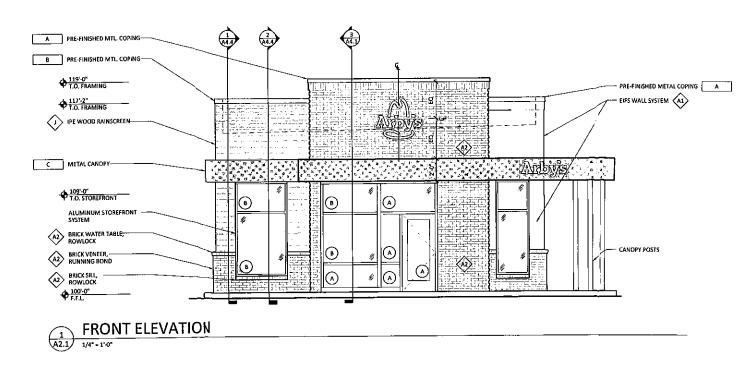
An area variance (ZBA) would be required for any of the above items that could not be complied with.





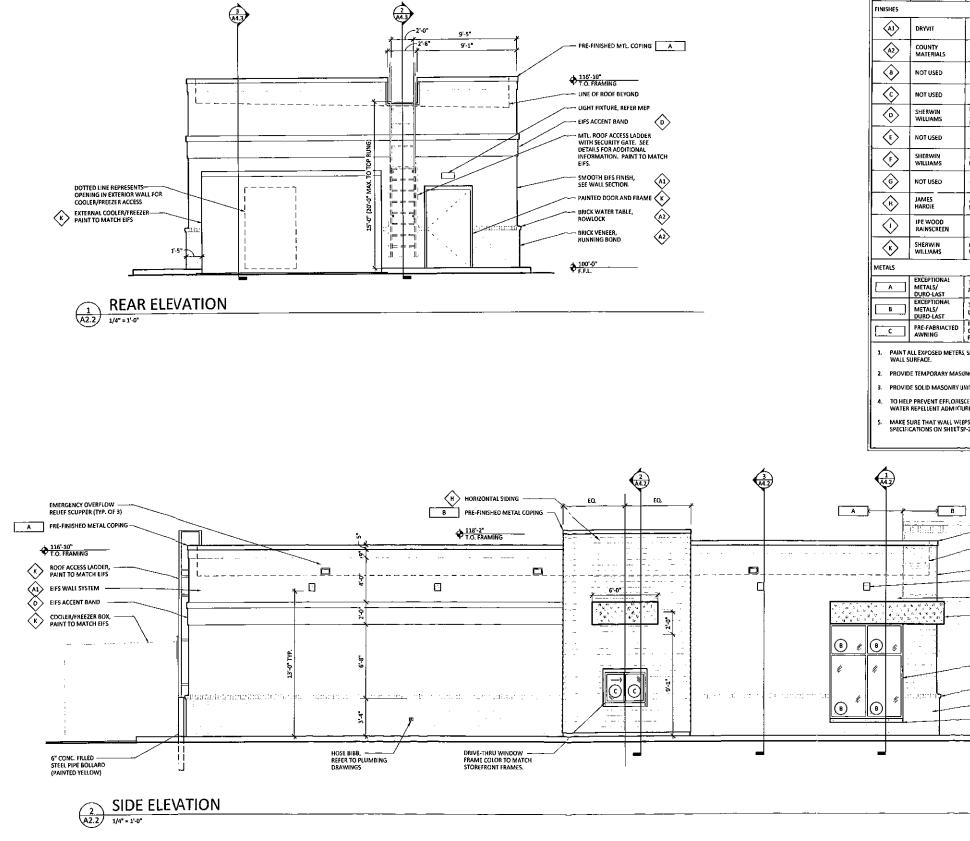






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