

# 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

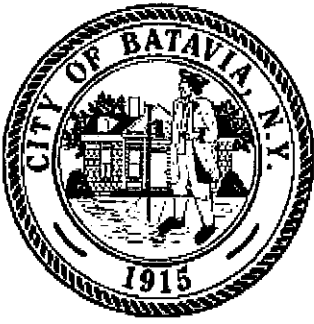
Actions: 1. Discussion  
2. Direction and guidance from the board

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*  
*Bureau of Inspections*

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Planning and Development Committee  
From: Doug Randall, Code Enforcement Officer  
Date: 4/10/15  
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:** Douglas E. Randall  
**Sent:** Thursday, March 26, 2015 4:24 PM  
**To:** 'tony@mancusorealty.com'  
**Subject:** 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.

<u>PDC mtg.</u>	<u>ZBA mtg.</u>
4/21/15	4/23/15
5/19/15	5/28/15
6/16/15	6/25/15
7/21/15	7/23/15

For reference you can access the following Batavia Municipal Code sections at [www.batavianewyork.com](http://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.





\* This property now has 50% lot split  
\* This property now has 50% lot split

VERNON AVE

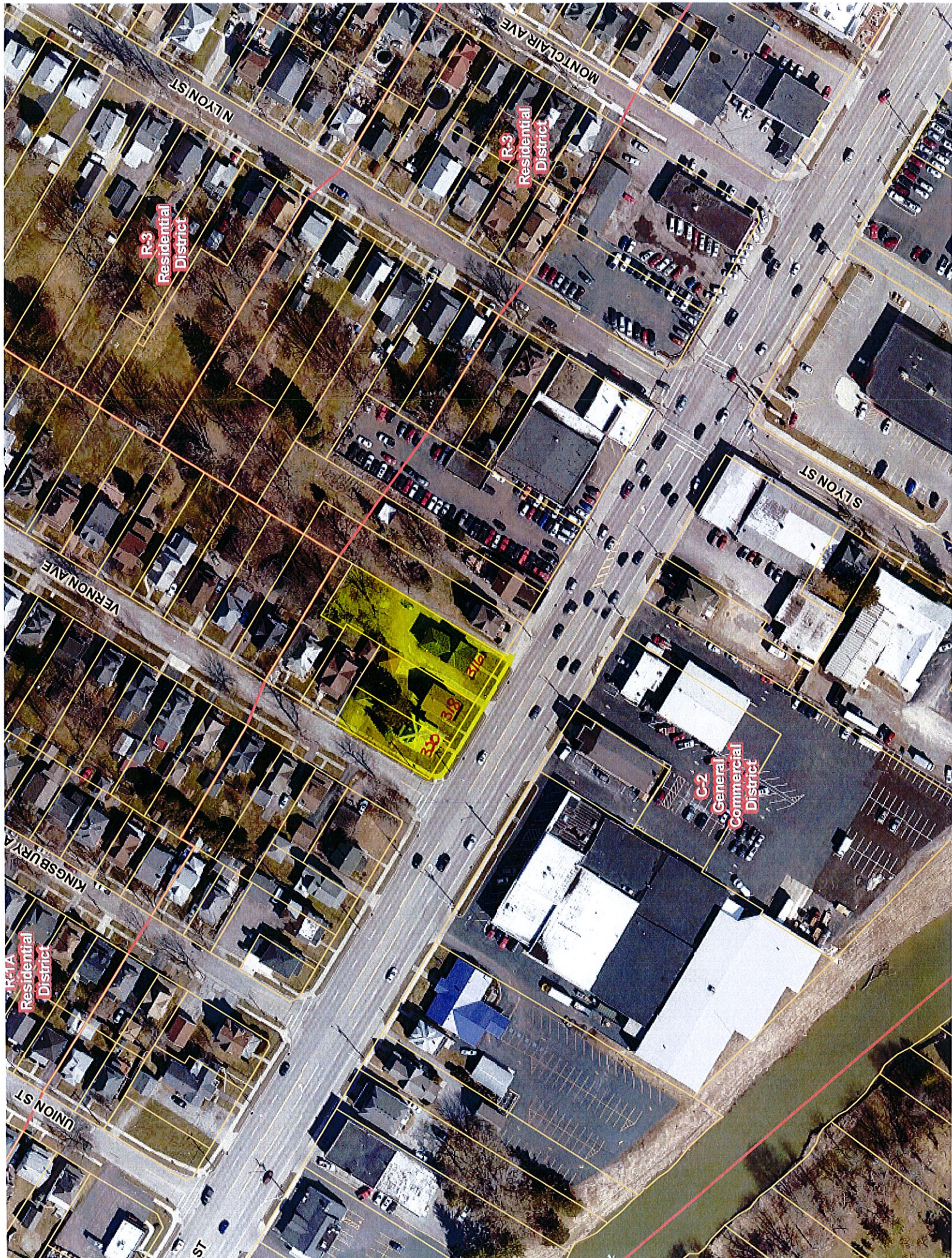
W MAIN ST

318

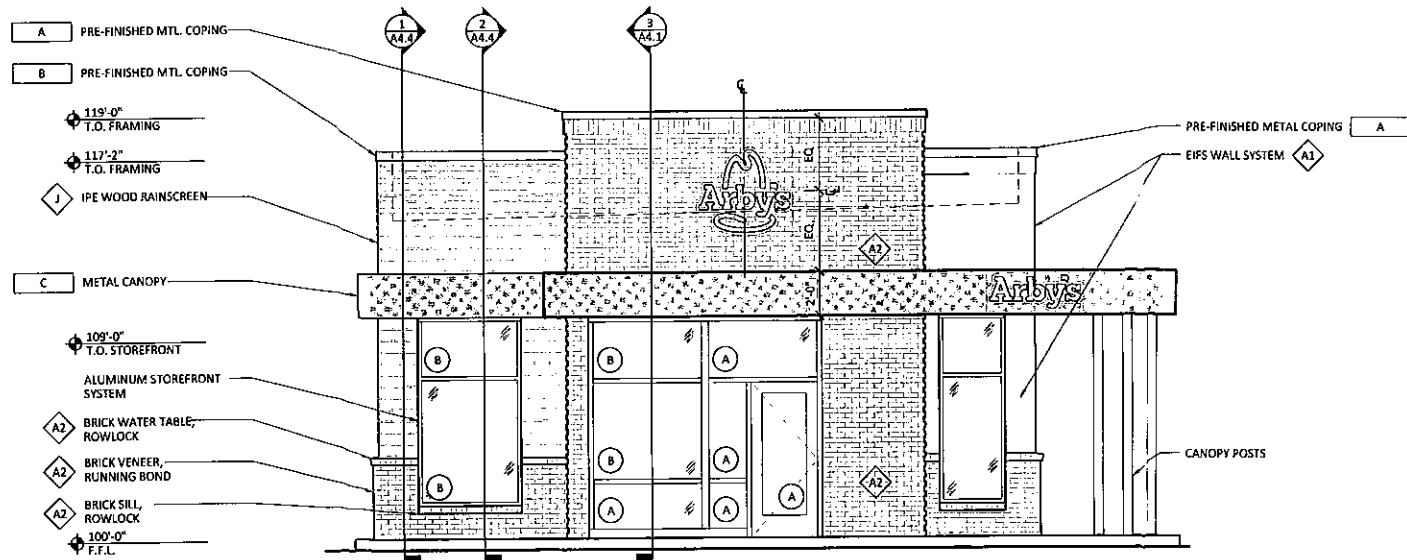
316

320

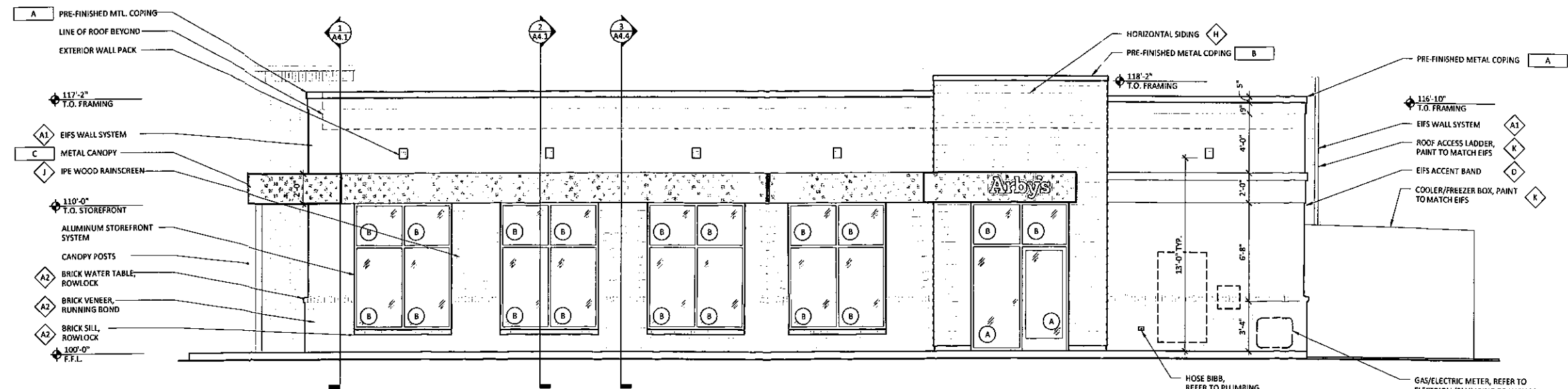








1 FRONT ELEVATION  
A2.1 1/4" = 1'-0"



2 SIDE ELEVATION  
A2.1 1/4" = 1'-0"

## FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
GLASS TYPES			
A	---	1" CLEAR TEMPERED INSULATED GLASS UNIT	LOW "E"
B	---	1" CLEAR INSULATED GLASS UNIT	LOW "E"
C	---	1/4" CLEAR TEMPERED SAFETY GLASS	IN DRIVE THRU WINDOW UNIT

FINISHES			
A1	DRYVIT	#310 CHINA WHITE SANDBLAST TEXTURE	EIFS WALL SYSTEM
A2	COUNTY MATERIALS	HERITAGE COLLECTION WHITE NF	SMOOTH
B	NOT USED	---	---
C	NOT USED	---	---
D	SHERWIN WILLIAMS	PRIMER: LONON ACRYLIC MASONRY PRIMER, A-24-300 FINISH: DTM ACRYLIC GLOSS, B66R38	TINT PRIMER TO SW P2 USE AT LEAST (2) TWO COATS OF FINISH
E	NOT USED	---	---
F	SHERWIN WILLIAMS	NSW 7024 FUNCTIONAL GRAY	SATIN FINISH
G	NOT USED	---	---
H	JAMES HARDIE	ARTISAN LAP SIDING - SMOOTH IRON GRAY	5/8" THICK 7 1/4" WIDTH (6" EXPOSURE)
J	IPE WOOD RAINSCREEN	---	PROVIDE UV SEALER
K	SHERWIN WILLIAMS	#SW 2123 WHITE	SATIN FINISH

METALS			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING REGAL WHITE/ DURO-LAST #5R70/TE87	FOR USE WITH DURO-LAST ROOFING SYSTEM. DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING DARK BRONZE/ DURO-LAST #5R70/TE87	FOR USE WITH DURO-LAST ROOFING SYSTEM. DETAIL FA3110
C	PRE-FABRICATED AWNING	PRIMER: BOND-PLEX WATERBASED ACRYLIC COATING, R71-200 FINISH: DTM ACRYLIC GLASS, B66R38	TINT PRIMER TO SW P2 USE AT LEAST (2) TWO COATS OF FINISH

1. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.
2. PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY.
3. PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS, SILLS, ETC.
4. TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT. WATER REPELLANT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES.
5. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS. REFER TO SPECIFICATIONS ON SHEET SP-2.

PROPRIETARY INFORMATION NOTICE  
THESE PROTOTYPICAL DOCUMENTS MAY REQUIRE REVISIONS TO CONFORM TO LOCAL, STATE, AND FEDERAL CODES, ORDINANCES OR OTHER CONDITIONS. THE DESIGN CONCEPTS SHOWN IN THESE DOCUMENTS ARE SPECIFICALLY FOR THIS PROJECT. INFORMATION CONTAINED HEREIN REMAINS THE SOLE PROPERTY OF ARBY'S RESTAURANT GROUP. IT IS CONFIDENTIAL AND PROPRIETARY AND IS NOT TO BE COPIED, REPRODUCED, DISCLOSED OR OTHERWISE TRANSFERRED TO OTHER PARTIES IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ARBY'S RESTAURANT GROUP.



ARBY'S RESTAURANT GROUP  
INSPIRE PROTOTYPE - 2014 VERSION  
PROJECT ADDRESS  
CITY, STATE 12345

PROJECT NUMBER:  
ARG064

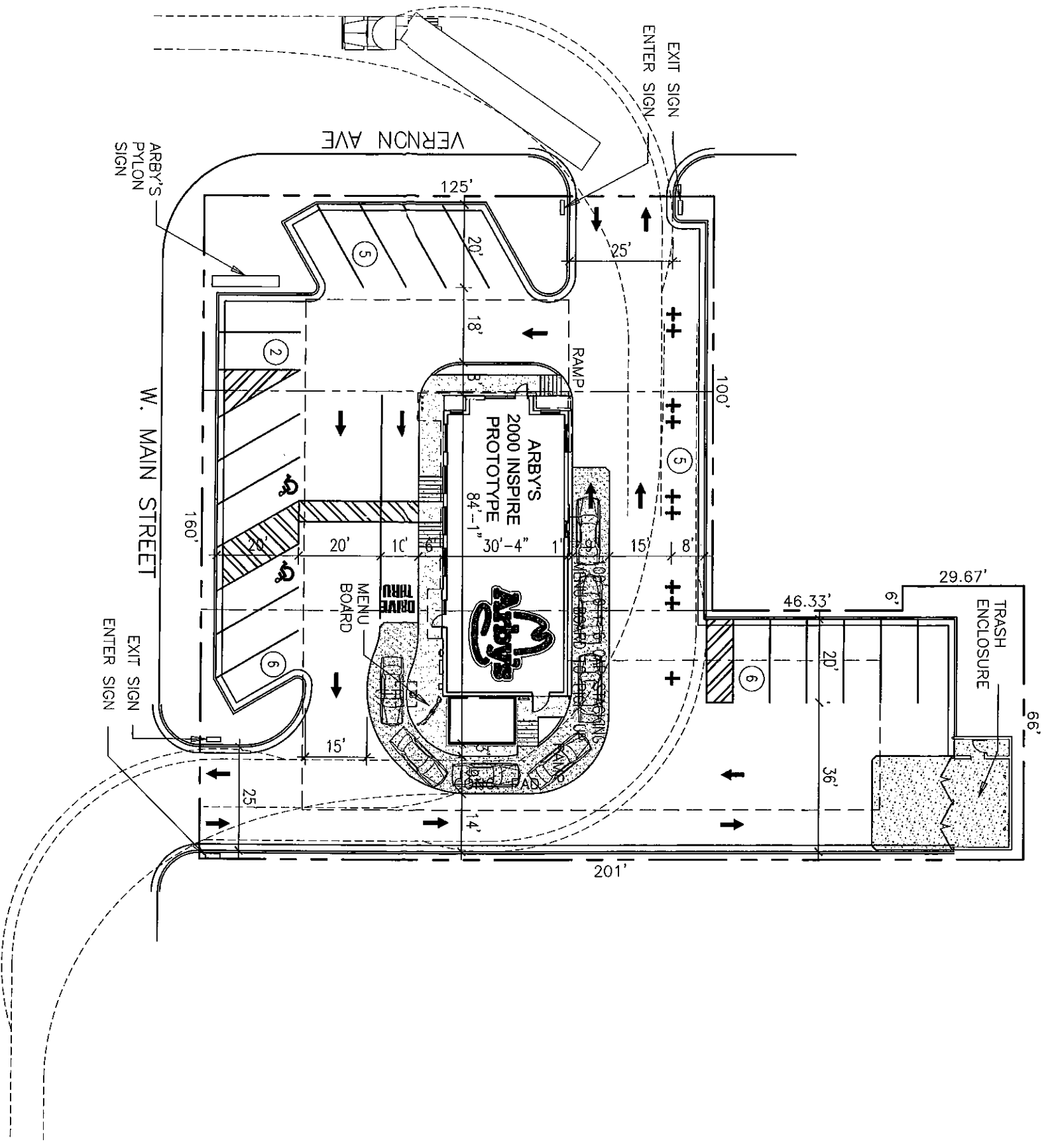
ISSUE DATE  
PROTOTYPE JUNE 25, 2014

EXTERIOR  
ELEVATIONS

SHEET:

A2.1





# 2000 INSPIRE PROTOTYPE SITE LAYOUT #1

NEAR CORNER LOCATION  
BATAVIA, NY

PARKING: 24 SPACES  
SITE SIZE: 25,032.75 SQ FT (0.575 AC)  
FRONTAGE: 160 LINEAR FT  
SCALE: 1" = 40'