

# PLANNING & DEVELOPMENT COMMITTEE

**Tuesday, January 20, 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 – 12/16/14
- IV. Proposals

**Address:** 438 East Main Street

**Applicant:** D.A. Tufts Co. (agent for owner)

Proposal: Construction of a 3,490 sq.' two story detached two family dwelling that will include four indoor parking spaces on the first floor and two dwelling units on the second floor. This detached building was previously proposed as an addition to an existing structure and was recommended for approval by the Genesee County Planning Board on 12/11/14; was approved by the City of Batavia Planning and Development Committee on 12/16/14 and the Zoning Board of Appeals on 12/18/14. The proposed building's size, interior layout and exterior appearance will match the previously approved plan with the exception of its detached construction. The new plan places this structure within the clear yard spaces along the south and west property lines. Area variances were previously granted to permit the construction, as proposed, within 5.1' of the west property line and to modify the required off street parking spaces to permit ten spaces for medical office parking with six spaces provided for the residential uses

Actions:

- 1. Review application
- 2. Site plan review
- 3. Public hearing
- 4. Discussion and action by the board

**Address:** 264 Bank Street

**Applicant:** Phillip Dotson (sign contractor)

Proposal: Placement of a 6' x 12' (72 sq.') free standing sign in the northwest portion of this property. This sign will be in addition to a free standing sign already approved by the Code Enforcement Officer

Actions:

- 1. Review application
- 2. Public hearing
- 3. Discussion and action by the board

**Address:** 216 East Main Street  
**Applicant:** Marc Staley (business owner/occupant)

Proposal: Placement of a 1.25' x 9' wall sign on the north elevation of this commercial building  
Actions: 1. Review application  
2. Public hearing  
3. Discussion and action by the board

**Address:** 425-525 West Main Street  
**Applicant:** Mike Hodgins (sign contractor)

Proposal: Placement of a 4' x 15' (60 sq.') wall sign on the northwest elevation of this commercial building  
Actions: 1. Review application  
2. Public hearing  
3. Discussion and action by the board

**Address:** 224 Ellicott Street  
**Applicant:** Ross Walker (business owner)

Proposal: Placement of two electric light window signs in the front/north elevation of this commercial building located within the BID  
Actions: 1. Review application  
2. Public hearing  
3. Discussion and action by the board

**Address:** 107 Evans Street  
**Applicant:** Steve Fairbanks (Batavia Sign Co.)

Proposal: Placement of a 15 sq.' internally lit projecting sign on the west elevation of this commercial building. The proposed sign is to replace an existing sign of the same size in the same location on an existing projecting support member  
Actions: 1. Review application  
2. Public hearing  
3. Discussion and action by the board

V. Other/ New Business/Updates

VI. Setting of Next Meeting

VII. Adjournment

**PLANNING & DEVELOPMENT COMMITTEE**  
***MINUTES***

**December 16, 2014 6:00 pm**

Council Board Room  
One Batavia City Centre, Batavia NY

Members present: *Edward Jones, Alfred McGinnis, Duane Preston, Jeffrey Scott*

Members absent: Paul Viele

Others present: *Anupa Hirani, Joe Condidorio, Robert Greathouse, Jeremy Lyles, Julie Pacatte, Dave Tufts, Mr. and Mrs. White, Meg Chilano – Recording Secretary, Doug Randall – Code Enforcement Officer*

**I. Roll Call**

Roll call of the members was conducted. Four members were present and Chairman Jones declared a quorum.

**II. Call to order**

Mr. Jones called the meeting to order at 6:02 pm.

**III. Approval of minutes**

*Jeffrey Scott* made a motion to approve the October 21, 2014 minutes.

Seconded by: *Duane Preston*

Votes in favor: 4 (Edward Jones, Alfred McGinnis, Duane Preston, Jeffrey Scott)

Votes opposed: 0

Votes abstained: 0

**Result: Approval of October 21, 2014 minutes.**

**IV. Proposals**

- A. Add a second driveway along the north property line. The proposed loose stone driveway with Portland cement apron and sidewalk will be 9' wide and 35' long

Address: *6 Goade Park*

Applicant: Kelly Herold (owner)

- Actions:
1. Review application
  2. Public hearing
  3. Discussion and recommendation to the Zoning Board of Appeals (ZBA)

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

Mr. Jones read the summary of the proposal. The applicant was not present. Mr. Jones said that apparently the applicant owns the property on both sides and wishes to put the driveway down the middle.

### **2. Public Hearing**

Mr. Jones opened the public hearing at 6:05 pm. There were no calls or correspondence and no one came to speak. Mr. Jones moved to close the public hearing at 6:06 pm. Mr. Scott seconded. All voted in favor.

### **3. Discussion and Recommendation to the ZBA**

Mr. Jones stated that his only comment is that he likes to see driveways paved eventually.

Motion by: *Edward Jones*

**“I make a motion that approval be recommended to the ZBA with the stipulation that the driveway is paved within a year.”**

Seconded by: *Jeffrey Scott*

Votes in favor: 4 (Edward Jones, Alfred McGinnis, Duane Preston, Jeffrey Scott)

Votes opposed: 0

Votes abstained: 0

**Result: Recommendation for approval made to the ZBA.**

#### **B. Placement of a 2' x 20' exterior lit wall sign on the north elevation of this commercial building located within the BID**

Address: *240 Ellicott Street*

Applicant: Kathleen Gonzalez (tenant/business owner)

- Actions:
1. Review of application
  2. Public hearing
  3. Discussion and action by the board

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

Mr. Jones read the summary of the proposal. He reported that the Genesee County Planning Board recommended approval. Mr. McGinnis asked if the application is still active because he said that he heard that Clor's Meat Market went out of business. Mr. Randall told the board that they could table the proposal if they wished in order to have time to determine if the application is still active.

Motion by: *Edward Jones*

**“I make a motion to table the application until next month to get clarification on whether or not it's an active application.”**



Seconded by: *Jeffrey Scott*

Votes in favor: 4 (Edward Jones, Alfred McGinnis, Duane Preston, Jeffrey Scott)

Votes opposed: 0

Votes abstained: 0

**Result: Application tabled.**

- C. Placement of a 4.16' x 2.33' exterior lit Special Wall Sign on the west elevation of this commercial building located in the BID

Address: *13 Jackson Street*

Applicant: Byron Ariyaratnam

Actions: 1. Review of application  
2. Public hearing  
3. Discussion and action by the board

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

Mr. Jones read the summary of the proposal. He reported that the Genesee County Planning Board recommended approval. Anupa Hirani was present to speak on behalf of the applicant. She explained that the sign is the same one that is already there, but that it will be divided in half and refaced with the Bistro on one side and Yo Twisters on the other side.

### **2. Public Hearing**

Mr. Jones opened the public hearing at 6:15 pm. There were no calls or correspondence and no one came to speak. Mr. Jones moved to close the public hearing at 6:16 pm. Mr. Preston seconded. All voted in favor.

### **3. Discussion and Action by the Board**

Mr. Jones said the sign is not a special sign and only requires approval because the business is located in the BID. Mr. Randall pointed out that the dimensions of the new sign are different from ones indicated on the application and Ms. Hirani explained a mistake was made in recording the size of the sign, but she assured the board that the sign is the same one already in existence.

Motion by: *Alfred McGinnis*

**“I make a motion to approve the application for the sign permit with the revised dimensions of 16' x 44’.”**

Seconded by: *Jeffrey Scott*

Votes in favor: 4 (Edward Jones, Alfred McGinnis, Duane Preston, Jeffrey Scott)

Votes opposed: 0

Votes abstained: 0

**Result: Application approved.**

- D. Placement of two wall signs (oak leaf logo) on the north elevation, and one wall sign (Tompkins Insurance) on the east elevation of this commercial building located within the BID. One of the oak leaf logos will require the issuance of a Special Sign Permit

Address: 113-119 Main Street

Applicant: Joe Condidorio (contractor)

Actions: 1. Review of application  
2. Public hearing  
3. Discussion and action by the board

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

Mr. Jones read the summary of the proposal. He reported that the Genesee County Planning Board recommended approval. Joe Condidorio, contractor for the project, described the material for the signs as anodized aluminum. He said that the signs are gold in color and the lettering is in the green color that defines the Tompkin's logo. The signs are unlit.

### **2. Public Hearing**

Mr. Jones opened the public hearing at 6:19 pm. Julie Pacatte, from the Batavia Development Corporation (BDC), spoke in support of the project. She said that the BDC is excited about what Tomkin's is doing in the community and the signs are a finishing touch. Mr. Jones moved to close the public hearing at 6:21 pm. Mr. Scott seconded. All voted in favor.

### **3. Discussion and Action by the Board**

Mr. Jones commented that the proposal is straightforward. He pointed out that the signs are unlit, made of a weather resistant material, and will match the usage of the property. Mr. Scott added that the signage looks sharp and makes the building look less institutional.

Motion by: *Edward Jones*

**"I move that the Special Sign Permit and Sign Permits for the property located in the BID, specific to the proposed signage for "Tompkins" and the "oak leaf logo" at 113-119 East Main Street, as presented to the City of Batavia Planning & Development Committee on December 16, 2014 be approved with no conditions."**

Seconded by: *Duane Preston*

Votes in favor: 4 (Edward Jones, Alfred McGinnis, Duane Preston, Jeffrey Scott)

Votes opposed: 0

Votes abstained: 0

**Result: Application approved.**

- E. Installation of a parking lot in the front yard of this church property

Address: 438 Vine Street  
Applicant: Robert Greathouse (Trustee for Grace Baptist Church)  
Actions: 1. Review of application  
2. Public hearing  
3. Discussion and recommendation to the ZBA

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

Mr. Jones read the summary of the proposal. He explained that it is the PDC's role to review the application and make recommendations to the ZBA. Robert Greathouse, Trustee for Grace Baptist Church, said that because of growing attendance, two years ago the church began holding a double service. They completed a \$1.8 million expansion to their facility which included an expansion to the east side parking lot. However, Mr. Greathouse said that the attendance has increased to the point where the street parking extends all the way down Vine Street to Evergreen Drive. He said that though they have received no complaints, they are sensitive to the issue of parking in front of their neighbors' homes, as well as, members walking a distance to the facility. According to Mr. Greathouse, they started to use the piece of property they had purchased for overflow parking, but were told that they could be in violation of city code because it is not a suitable parking surface. He said that they applied for, and added, an extension to the east (rear of property); however, they are still in need of more parking for the overflow. He said that they do not require an entrance or an exit, just more space for parking. Mr. McGinnis asked how the neighbor feels about having a parking lot in his backyard and Mr. Greathouse replied that he has not heard any negative comments. Mr. Jones asked about paving. Mr. Greathouse responded that the intent at the moment is to make the space surface suitable for overflow parking only. He said that if the board required paving, the church would need to raise additional funds to complete the project. Mr. McGinnis asked if the rest of their parking is paved and Mr. Greathouse answered that it is. Mr. Preston asked about lighting and Mr. Greathouse said that there will be no additional lights.

Mr. Preston asked about drainage being gravity fed. Mr. Randall explained that the engineer designed the lot to sheet flow towards Vine Street. He said that at the bottom of the parking area there is what appears to be a small berm with plants and stone. According to Mr. Randall, the drainage will be caught in the area and then held for a moment until it absorbs into the soil. He said that the water will be directed toward Vine Street and drained away from the neighboring parcels. Mr. Greathouse pointed out that currently there are trees and shrubs along the north edge. Mr. Greathouse indicated on the drawings where trees and shrubs are already located on the north side. He said that they would add trees and shrubs along the southern edge. Looking at the drawings, Mr. Jones asked about what is indicated on the west side by Vine Street. Mr. Randall answered that it is a stone berm that will have

plantings on the top. Mr. Randall said that it is cupped so that it will hold water until it absorbs into the soil.

Mr. McGinnis asked about the feature at the north end. Mr. Greathouse said that it was an old stone driveway. At one time there was a house located there and it was the driveway that belonged to the house, but Mr. Greathouse said that it is not their intent to use it. Mr. Randall said that the area has filled in with grass. Mr. McGinnis commented on requiring paving and Mr. Jones said that the board could recommend it to the ZBA. Mr. McGinnis added that he would not like the idea of having a parking lot in his back yard. Mr. Randall referred the board to the plans and pointed out that the engineer intended for the lot to be paved.

## **2. Public Hearing**

Mr. Jones opened the public hearing at 6:34 pm. Mr. Jones stated that the PDC would make recommendations to the ZBA but that the ZBA would have the final word on the proposal. Mrs. White owns the property at 8 Northern Boulevard. She said that their property abuts the Church's current parking lot. She told the board that she would like to see a site plan for the proposal and to ask about snow removal. She said that they had a problem previously with the snow removal contractor pushing snow into their back yard. She said that the problem was corrected but that she would like to know what is going to happen when there are more parking spaces.

Mr. Jones invited Mrs. White to approach the board to look at the plans. He pointed out on the drawings where the existing parking lot is located and where the proposed parking lot will be located. He indicated to her where the berm would be and where the landscaping would go, and how the drainage would work. The Whites expressed concerns about snow removal. Mr. Randall said that it is his understanding that the reason for 26' between the bottom part of the proposed lot and the berm is so the snow removal contractor can push the snow from east to west. Mr. Greathouse said that they were sensitive to the needs of the neighbors and redesigned the parking areas so that drainage will not run off onto their properties.

Meg Chilano reported that the Inspection office had received a phone call from the resident of 3 Evergreen Drive. She informed the board that the resident had questions about the drainage but was not averse to the proposal. She said that the resident commented that the Church is a good neighbor. Mr. Jones made a motion to close the public hearing at 6:40. Jeffrey Scott seconded. All voted in favor.

## **3. Discussion and Action by the Board**

Mr. Jones said that perhaps drainage needed to be considered further and that a snow removal plan would be necessary. Mr. McGinnis said that a snow removal plan could include trucking the snow away and Mr. Greathouse responded that they have done that before. Mr. Jones said that paving should also be recommended because the parking lot will abut three

residential properties. Mr. Greathouse said that they first had to get approval from the neighbors and the City, and then they could go to the members for funding.

Motion by: *Edward Jones*

**“I make a motion to recommend approval by the Zoning Board of Appeals with three conditions: the site is paved within 12 months; the application includes a formal snow management plan; and, some engineering controls to pick up drainage on both sides of the parking lot.”**

Seconded by: *Duane Preston*

Votes in favor: 4 (Edward Jones, Alfred McGinnis, Duane Preston, Jeffrey Scott)

Votes opposed: 0

Votes abstained: 0

**Result: Recommendation to the ZBA.**

- F. Removal of an existing free standing sign structure and placement of a new 20’ tall by 9’ wide, 92 sq.’ free standing sign structure in the same approximate location. The proposed sign will contain a digital reader board that will not be illuminated by or contain flashing, intermittent, rotating or moving lights except to show time and temperature

Address: *211 West Main Street*

Applicant: *Jamie Rawleigh (sign contractor)*

- Actions:
1. Review of application
  2. Public hearing
  3. Discussion and action by the board

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

Mr. Jones read the summary of the proposal. He reported that the Genesee County Planning Board recommended approval. Jeremy Lyles, owner of Oliver’s Candies, spoke about the project. He explained that the sign is the same size as the previous sign. He said that the only difference is that the posts that hold up the sign are set farther apart because they will be positioned on the outside of the sign rather than the inside as previously. According to Mr. Lyles, the current sign is actually comprised of two signs taken from the front of the building and positioned back-to-back. The new sign is just one sign. Mr. Randall pointed out that there was some confusion about the sign based on some erroneous reporting by the newspaper which had indicated that the sign would flash intermittently. Mr. Lyles said that the sign will basically be the same as the current one except that the white part where the lettering goes will be a color LED board. Mr. Lyles acknowledged that he understood the rules about digital signs and said that the board will not flash or change more than once in a 24 hour period. He said that though the sign is capable of full video mode, he understands the City’s stipulations about moving signs and will not utilize the sign’s capabilities. According to Mr. Lyles, the new sign will provide ease of change and safety. Rather than

risk climbing a ladder to change the sign manually, it can now be changed from the office. He said that the current sign is in bad shape and is not energy efficient like the proposed sign with its new bulbs. He stated that the sign is part of Batavia's history, as well as Oliver's history and that it would not be discarded but rather stored in a barn until a purpose for it could be determined.

Mr. Jones asked for a more complete description of the LED part of the sign and Mr. Lyles explained that it is basically like the Dunkin Donuts sign except rather than the red color, this sign is full color. Mr. Jones asked if the sign would have just words and Mr. Lyles responded that there could possibly be an image along with the words. He referred the board to the photos accompanying the application and said that they have been working on the sign for about two years. According to Mr. Lyles, they took great care with the design because they expected some opposition to changing it from the public. Mr. Jones said that his concern about the sign is the possibility for creating driver distraction at the busy intersection. Mr. Lyles pointed out that there will be no motion in this sign.

## **2. Public Hearing**

Mr. Jones opened the public hearing at 6:55 pm. There were no calls or correspondence and no one came to speak about the project. Mr. Jones moved to close the public hearing at 6:57. Mr. Scott seconded. All voted in favor.

## **3. Discussion and Action by the Board**

Mr. McGinnis said that he thinks the sign is beautiful and Mr. Preston and Mr. Scott agreed. Mr. Scott added that though the previous sign is an icon, it is old and its usefulness has come to an end. Mr. Jones expressed concern about the video display but Mr. McGinnis pointed out that it is a static display and Mr. Scott said it is no different from putting up a poster.

Motion by: *Jeffrey Scott*

**"I move that the Special Sign Permit for 211 West Main Street, Oliver's Candies, for the removal of the existing sign and installation of the replacement sign, to contain a digital reader board not to be illuminated by or containing flashing intermittent, rotating or moving lights except to show time and temperature, as presented to the City of Batavia Planning & Development Committee on December 16, 2014 be approved."**

Seconded by: *Duane Preston*

Votes in favor: 4 (Edward Jones, Alfred McGinnis, Duane Preston, Jeffrey Scott)

Votes opposed: 0

Votes abstained: 0

**Result: Application approved.**

- G. Construction of a 4,682 sq.' two story addition to an existing two story commercial building. Reduce the required side and rear yard setbacks and change the number of parking spaces required from 19.5 to 16.

Address: 438 East Main Street

Applicant: D.A. Tufts, (agent for the owner)

Actions: 1. Review of application  
2. Site Plan Review  
3. Public hearing  
4. Discussion and action by the board  
5. Recommendation to the ZBA regarding parking variance and rear yard setback

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

Mr. Jones read the summary of the proposal. Dave Tufts was present to speak about the project. Mr. Tufts is purchasing the property and in order to make it financially viable, he said that some modifications need to be made. He said that they considered what the City needs at the moment and they believe that there is a need for higher end apartments. His intention for the building is to create two large apartments. Each apartment would be approximately 1,300 sq.' and have separate stairways and separate entrances.

Mr. Tufts said that they want the building to have office space but there is only enough parking for general offices. Medical offices require a greater density of parking spaces. Mr. Tufts said that they want to be open to a wider market and not have to exclude medical offices.

### **2. Site Plan Review**

Mr. Jones asked if there is enough room for tenants pulling into their garages when they turn in from Harvester Avenue and Mr. Tufts said that there is. He said that while not spacious, there is adequate space for turning radius. Even if the parking lot is full, Mr. Tufts said that the tenants will still be able to get into their garages. Mr. Jones asked about the location of the stockade fence and Mr. Tufts replied that currently the fence runs along the south and west sides by the parking area and stops when it reaches the building. He said that the fence will remain.

Mr. Tufts informed the board that there are a number of obstacles to the project. One impediment is the National Grid service line that bisects the property. When asked to provide the easement, National Grid said that they could not find it. Mr. Tufts said that they have met with the National Grid planners and that National Grid will have to relocate the line around the property and create a new easement for them to set the pole. According to Mr. Tufts, in order to service the building, National Grid has to eliminate the existent old style service and install new service which would be located at the southwest end of the garage.

The line will go across the dumpster already located in the parking area. Mr. Tufts said that there is ongoing discussion about the possibility of trucks hitting the line when they empty the dumpster and the possible need for a different system of trash removal.

Mr. Jones asked about parking on Main Street. Mr. Tufts answered that though it is not shown on the drawing, there is parking on Main Street. He showed the board photos of the parking spaces taken at various times throughout the day in order to show that the spaces are seldom used. Mr. Jones pointed out that all parking does not have to be on site and the street parking helps support the parking variance.

Mr. McGinnis asked if Mr. Tufts saw a need for high end apartments and he responded that some high end apartments have been recently constructed in Batavia and some of them were leased before they were even completed. He said also that there are some similar apartments on Clinton Street and there is a waiting list for them. Mr. Tufts said that the apartments have desirable amenities such as walk-in closets, open floor plan, washer and dryer, and a garage. He said that if the number of available apartments was larger there might be cause for concern, but he does not think they will have a problem finding tenants for two apartments.

Mr. Jones asked about paving and Mr. Tufts replied that the parking lot is asphalt. Mr. Jones reported that the Genesee County Planning Board recommended approval with modifications. The board recommended gutters and other modifications necessary to divert water runoff from the roof away from the neighboring properties. Mr. Randall pointed out that putting gutters on a building is a fairly standard recommendation from the board. Mr. Tufts said there would be a drainage control system but it might not necessarily be gutters.

### **3. Public Hearing**

Mr. Jones opened the public hearing at 7:21 pm. Julie Pacatte spoke in support of the project. She stated that the property is within the Batavia Opportunity Area (BOA), a 366-acre area in the central corridor of the City. She explained that this area has been identified as having the potential to make a positive impact on the rest of the community if it can draw investors in. According to Ms. Pacatte, investment in this corner can tip the scales in favor of development of the area which she said she sees as a kind of gateway to opportunity. She pointed out that the Habitat for Humanity has improved two houses in the area.

Ms. Pacatte said that the need for higher end housing has been demonstrated through the neighborhood revitalization program downtown. She said the three of the apartments were leased prior to construction, one was leased within a month after construction, and the final apartment was leased four months after construction. Ms. Pacatte stated that the apartments are at the top of the rental market and all have the amenities that Mr. Tufts spoke of. She pointed out that Mr. Tufts' apartments are larger and would be at the high end of an unproven market, thus demonstrating his willingness to take a risk on the investment. She said that the property is currently assessed at \$140,000 and that she expects the value to at least double, increasing the property value and raising the tax base in the City. Ms. Pacatte said that the



parking variance to allow for possible medical office space is a good idea because the BOA study indicates a demand for medical office space. She finished by saying that based on the BOA study, Mr. Tufts proposal fits in with community improvement plans and BOA plans.

Mr. Jones read the letter from Dr. Fred Powell, 436 Main Street, in which he indicated that he is in favor of the proposal. Mr. Jones moved to close the public hearing at 7:30 pm. Mr. Scott seconded. All voted in favor.

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

Mr. Jones said that his concerns about paving and drainage had been addressed, and that he wanted to emphasize that other properties in the neighborhood had similar setbacks and though it is not shown on the plan, there is existent off-street parking on Main Street.

Motion by: *Edward Jones*

**“I move that the site plan for the two story, 4,682 square foot addition and renovation for the commercial building at 438 East Main Street as presented to the City of Batavia Planning & Development Committee on December 16, 2014 be approved.”**

Seconded by: *Jeffrey Scott*

Votes in favor: 4 (Edward Jones, Alfred McGinnis, Duane Preston, Jeffrey Scott)

Votes opposed: 0

Votes abstained: 0

**Result: Site Plan approved.**

#### **5. Recommendation to ZBA**

Motion by: *Edward Jones*

**“I move that the ZBA approve the lot setback and the parking variance.”**

Seconded by: *Jeffrey Scott*

Votes in favor: 4 (Edward Jones, Alfred McGinnis, Duane Preston, Jeffrey Scott)

Votes opposed: 0

Votes abstained: 0

**Result: Recommendations to ZBA.**

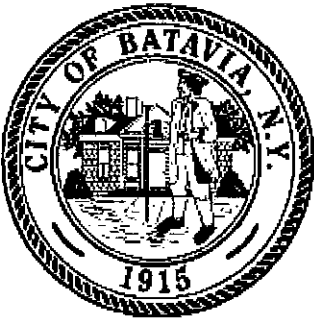
#### **V. Setting of Next Meeting: January 20, 2015**

#### **VI. Adjournment**

Mr. Jones made a motion to close the meeting at 7:35 pm. Mr. Preston seconded. All voted in favor.

Respectfully submitted,

Meg Chilano



*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: 12/24/14  
Re: 107 Evans St.  
Tax Parcel No. 84.065-1-1

Zoning Use District: R-3

The applicant, Steve Fairbanks (Batavia Sign Co.), has applied for approval to place a 15 sq.' internally lit projecting sign on the west elevation of this commercial building. The proposed sign is to replace an existing sign of the same size in the same location on an existing projecting support member.

**Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (1).**

**Review and Approval Procedures:**

**City Planning and Development Committee-** Pursuant to section 190-43 R, the Planning and Development Committee shall approve or deny Special Sign Permits.

BMC 190-43 F and Exhibit A- Projecting wall signs are not permitted in the R-3 residential use district.



# SIGN PERMIT APPLICATION

## CITY OF BATAVIA

10 West Main Street, Batavia, NY, 14020  
Phone: (716) 343-8180 • Fax (716) 343-9221

Permit No.: \_\_\_\_\_  
Date: \_\_\_\_\_  
Zone: \_\_\_\_\_  
Special Sign: \_\_\_\_\_

84-0651-1

### APPLICANT:

BATAVIA Sign Company BATAVIASIGN@Yaltee.com  
Name E-mail Address  
5264 Clinton St. Rd. 585-344-1234 SAME  
Street Address Phone Fax  
BATAVIA, N.Y. 14020  
City, State, Zip Code

### OWNER:

GARY & DAVE LUETHICK REARCH BELL INFO@THE RIDGE NY.COM  
Name E-mail Address  
8005 NORTH ROAD 585-802-2110  
Street Address Phone Fax  
LEROY N.Y. 14482  
City, State, Zip Code

ADDRESS OF SIGN: 107 EVANS ST. BATAVIA, N.Y. 14020

SIGN AREA: Length 62" Width 36" Area 15'Sq. FT.

### TYPE OF SIGN:

1. All sign applications must have an illustration of the sign with its dimensions and copy.
2. Freestanding signs must have a Site Plan to show the sign's location on the property
3. All other signs must include an elevation plan to show the sign's placement on the building

<input type="checkbox"/> Freestanding:	Set Back <u>8' 4"</u>	Height <u>8' 7"</u>	
<input checked="" type="checkbox"/> Wall	Wall Length <u>19' 4"</u>	Wall Height <u>18"</u>	Area <u>349.20 sq FT</u>
<input checked="" type="checkbox"/> Projecting			
<input type="checkbox"/> Marquee			
<input type="checkbox"/> Awning/Canopy	Length _____	Height _____	Area _____
<input type="checkbox"/> Window	Window Length _____	Window Height _____	Area _____
<input type="checkbox"/> Portable			

LIGHTING: ☒ Internal ☐ External

EXISTING SIGNS (Please list all existing signs with dimensions):

STRIP & RELETTER EXISTING  
SIGN FACES

Applicant's Signature: [Signature]

Date: 12-18-14

Issuing Officer: \_\_\_\_\_

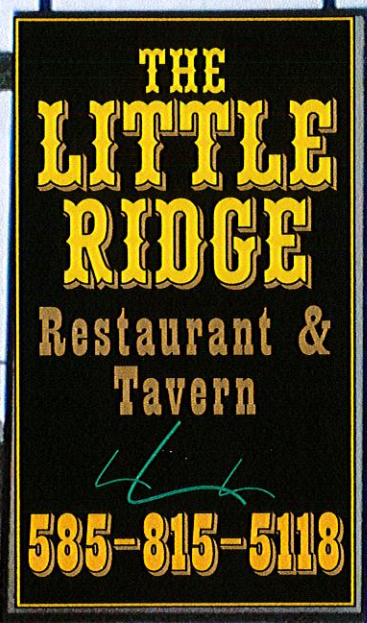
Date: \_\_\_\_\_

Planning Board Chairperson: \_\_\_\_\_

Date: \_\_\_\_\_

FEES: \_\_\_\_\_ \$25 Sign Permit ☒ \$50 Special Sign Permit \_\_\_\_\_ \$10 Portable Sign





THE  
**LITTLE  
RIDGE**

Restaurant &  
Tavern

*[Handwritten Signature]*  
**585-815-5118**



**SEND OR DELIVER TO:**

GENESEE COUNTY DEPARTMENT OF PLANNING

3837 West Main Street Road

Batavia, NY 14020-9404

Phone: (585) 344-2580 Ext. 5467

**DEPARTMENT USE ONLY:**

GCDP Referral # \_\_\_\_\_



**\* GENESEE COUNTY \***  
**PLANNING BOARD REFERRAL**

Required According to:

**GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N**

(Please answer ALL questions as fully as possible)

**1. REFERRING BOARD(S) INFORMATION**Board(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347

Ext. \_\_\_\_\_

**2. APPLICANT INFORMATION**Name Marc StaleyAddress 216 East Main St.City, State, Zip Batavia, NY 14020Phone (585) 345 - 9797

Ext. \_\_\_\_\_

Email marc.staley1@lpl.comMUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia**3. TYPE OF REFERRAL:** (Check all applicable items)☐ Area Variance☐ Use Variance☐ Special Use Permit☐ Site Plan Review☐ Zoning Map Change☐ Zoning Text Amendments☐ Comprehensive Plan/Update☒ Other: Sign permit (BID)

Subdivision Proposal

☐ Preliminary☐ Final**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**A. Full Address 216 East Main St.B. Nearest intersecting road LibertyC. Tax Map Parcel Number 84.058-1-5

D. Total area of the property \_\_\_\_\_ Area of property to be disturbed \_\_\_\_\_

E. Present zoning district(s) C-3 (BID)**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken \_\_\_\_\_

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

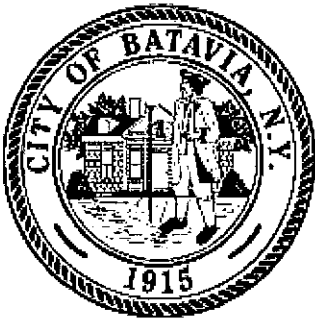
BMC 190-14 D (2)(b)C. Please describe the nature of this request Approval to place a 11.25 sq. ft. wall sign, on the north elevation of this commercial building located within the Business Improvement District.**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral☒ Local application☐ Site plan☐ Subdivision plot plans☐ SEQR forms☐ Zoning text/map amendments☐ Location map or tax maps☒ Elevation drawings☐ Agricultural data statement☐ New or updated comprehensive plan☐ Photos☒ Other: Cover letter

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

Email to [planning@co.genesee.ny.us](mailto:planning@co.genesee.ny.us)**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas RandallTitle Code Enf. OfficerPhone (585) 345 - 6327

Ext. \_\_\_\_\_

Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020Email drandall@batavianewyork.com



*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: Genesee County Planning  
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 12/11/14

Re: 216 East Main St.  
Tax Parcel No. 84.058-1-5

Zoning Use District: C-3

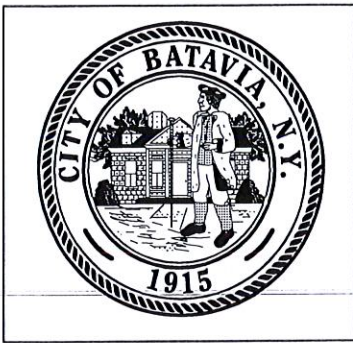
The applicant, Marc Staley (business owner/occupant), has applied for approval to place a 1.25' x 9' wall sign on the north elevation of this commercial building.

**Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (1).**

**Review and Approval Procedures:**

**County Planning Board-** Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the boundary of the city; the boundary of a County or State park or other recreation area; **the right of way of a state parkway, thoroughway, expressway, road or highway;** the boundary of county or state owned land on which a public building or institution is situated; the boundary of a farm operation located in an agricultural district (not required for area variances).

**City Planning and Development Committee-** Pursuant to section 190-14 D (2) (b), the Planning and Development Committee shall review and approve applications for sign permits on properties located within the B.I.D.



Permit No.: \_\_\_\_\_

Date: \_\_\_\_\_

Zone: \_\_\_\_\_

89,058-1-5

**SIGN PERMIT APPLICATION****City of Batavia**One Batavia City Centre, Batavia, NY 14020  
(585) 345-6345 • Fax (585) 345-1385**APPLICANT/OWNER:**

Name Marc Staley E-mail Address marc.staley@lpl.com  
Street Address 216 E. Main St STE 3 Phone 585-345-9797  
City, State, Zip Code Batavia, NY 14020

**ADDRESS OF SIGN:**216 E. Main St. STE 3**AREA OF SIGN:**Length 10' Width 15 inches Area \_\_\_\_\_**TYPE OF SIGN:**

1. All sign applications must have an illustration of the sign with its dimensions and copy.
2. Freestanding signs must have a Sit Plan to show the sign's location on the property.
3. All other signs must include an elevation plan to show the sign's placement on the building.

<input type="checkbox"/> Freestanding	Set Back _____	Height _____	
<input checked="" type="checkbox"/> Wall	Wall Length <u>17</u>	Wall Height <u>19.5</u>	Area <u>246.5</u>
<input type="checkbox"/> Projecting			
<input type="checkbox"/> Marquee			
<input type="checkbox"/> Awning / Canopy	Length _____	Height _____	Area _____
<input type="checkbox"/> Window	Window Length _____	Window Height _____	Area _____
<input type="checkbox"/> Portable			

Lighting: ☐ Internal ☐ ExternalExisting Signs (Please list all existing signs with dimensions):  
\_\_\_\_\_  
\_\_\_\_\_Applicant's Signature [Signature]Date 12/10/14

Issuing Officer \_\_\_\_\_

Date \_\_\_\_\_

Planning Board Chairperson \_\_\_\_\_

Date \_\_\_\_\_

FEES: \_\_\_\_\_ \$25 Sign Permit \_\_\_\_\_ \$50 Special Sign Permit \_\_\_\_\_ \$10 Portable Sign



**EATON**  
**Signs**  
SIGNS • DESIGNS & Graphics  
Since 1998  
Batavia, NY. **585-343-2444**

**LPL FINANCIAL**  
**Marc Staley**  
**97 Main St. Batavia, NY**

**15" x 9' HDU Sign Board**  
**\$1,250.00 + \$100.00 Tax**  
**total \$1,350.00 Installed**

 **LPL Financial**

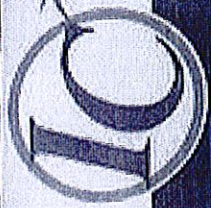




# cpo

**SALES - SERVICE - SUPPORT**

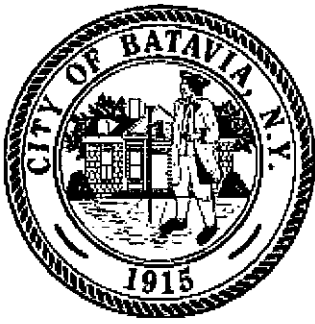
**COMPUTER and PHONE REPAIR.net**



**COMPLETE TECHNOLOGY**







*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: Genesee County Planning  
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 12/24/14

Re: 224 Ellicott St.  
Tax Parcel No. 84.066-1-2

Zoning Use District: C-3

The applicant, Ross Walker (business owner), has applied for approval to place two electric light window signs in the front/north elevation of this commercial building located within the Business Improvement District.

**Note:** This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (1).

**Review and Approval Procedures:**

**County Planning Board-** Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the boundary of the city; the boundary of a County or State park or other recreation area; **the right of way of a state parkway, throughway, expressway, road or highway**; the boundary of county or state owned land on which a public building or institution is situated; the boundary of a farm operation located in an agricultural district (not required for area variances).

**City Planning and Development Committee-** Pursuant to section 190-14 D (2) (b), the Planning and Development Committee shall review and approve applications for sign permits on properties located within the B.I.D.

**SEND OR DELIVER TO:**  
GENESEE COUNTY DEPARTMENT OF PLANNING  
3837 West Main Street Road  
Batavia, NY 14020-9404  
Phone: (585) 344-2580 Ext. 5467

**DEPARTMENT USE ONLY:**  
GCDP Referral # \_\_\_\_\_



**\* GENESEE COUNTY \*  
PLANNING BOARD REFERRAL**

Required According to:  
**GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N**  
(Please answer ALL questions as fully as possible)

**1. REFERRING BOARD(S) INFORMATION**

Board(s) Planning and Development Committee  
Address One Batavia City Centre  
City, State, Zip Batavia, NY 14020  
Phone (585) 345 - 6347 Ext. \_\_\_\_\_

**2. APPLICANT INFORMATION**

Name Ross Walker  
Address 224 Ellicott St.  
City, State, Zip Batavia, NY 14020  
Phone (585) 250 - 4112 Ext. \_\_\_\_\_ Email \_\_\_\_\_

**MUNICIPALITY:** ☒ **City** ☐ **Town** ☐ **Village** of Batavia

**3. TYPE OF REFERRAL:** (Check all applicable items)

- |   |   |                                      |
|---|---|--------------------------------------|
| <input type="checkbox"/> Area Variance      | <input type="checkbox"/> Zoning Map Change                          | Subdivision Proposal                 |
| <input type="checkbox"/> Use Variance       | <input type="checkbox"/> Zoning Text Amendments                     | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update                  | <input type="checkbox"/> Final       |
| <input type="checkbox"/> Site Plan Review   | <input checked="" type="checkbox"/> Other: <u>Sign permit (BID)</u> |                                      |

**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**

- A. Full Address 224 Ellicott St.  
B. Nearest intersecting road Liberty  
C. Tax Map Parcel Number 84.066-1-2  
D. Total area of the property \_\_\_\_\_ Area of property to be disturbed \_\_\_\_\_  
E. Present zoning district(s) C-3

**5. REFERRAL CASE INFORMATION:**

- A. Has this referral been previously reviewed by the Genesee County Planning Board?  
☒ **NO** ☐ **YES** If yes, give date and action taken \_\_\_\_\_
- B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law  
BMC 190-14 D (2) (b)
- C. Please describe the nature of this request Approval to place two electric light window signs in the front/north elevation of the commercial building located within the BID

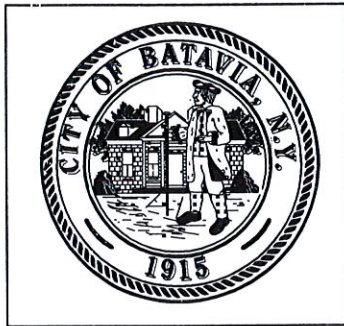
**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments  | <input type="checkbox"/> New or updated comprehensive plan |
| <input type="checkbox"/> Site plan                    | <input type="checkbox"/> Location map or tax maps    | <input checked="" type="checkbox"/> Photos                 |
| <input type="checkbox"/> Subdivision plot plans       | <input type="checkbox"/> Elevation drawings          | <input type="checkbox"/> Other: <u>Cover letter</u>        |
| <input type="checkbox"/> SEQR forms                   | <input type="checkbox"/> Agricultural data statement |  |

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.  
Email to [planning@co.genesee.ny.us](mailto:planning@co.genesee.ny.us)

**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)

Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. \_\_\_\_\_  
Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



Permit No.: \_\_\_\_\_

Date: \_\_\_\_\_

Zone: C-384.066-1-2**SIGN PERMIT APPLICATION****City of Batavia**

One Batavia City Centre, Batavia, NY 14020

(585) 345-6345 • Fax (585) 345-1385

APPLICANT/OWNER:

Ross Walkerross.walker@rwikipers.com

Name

E-mail Address

224 Ellicott St585-250-4112

Street Address

Phone

Fax

Batavia NY 14020

City, State, Zip Code

ADDRESS OF SIGN:

224 Ellicott St. Batavia NY 14020

AREA OF SIGN:

Length 32"Width 20"Area 4.4 sq ft

TYPE OF SIGN:

1. All sign applications must have an illustration of the sign with its dimensions and copy.
2. Freestanding signs must have a Sit Plan to show the sign's location on the property.
3. All other signs must include an elevation plan to show the sign's placement on the building.

☐ Freestanding

Set Back \_\_\_\_\_

Height \_\_\_\_\_

☐ Wall

Wall Length \_\_\_\_\_

Wall Height \_\_\_\_\_

Area \_\_\_\_\_

☐ Projecting☐ Marquee☐ Awning / Canopy

Length \_\_\_\_\_

Height \_\_\_\_\_

Area \_\_\_\_\_

☒ WindowWindow Length 56Window Height 48Area 18.6 sq ft☐ Portable

Lighting:

☒ Internal☐ External

Existing Signs (Please list all existing signs with dimensions):

Window Vinyl Decal 56" x 12"4.65 sq. ft. permitted  
4.4 sq. ft. Proposed.  
oh

Applicant's Signature

Ross Walker

Date

12/18/14

Issuing Officer

Date

Planning Board Chairperson

Date

FEES:

\$25 Sign Permit\$50 Special Sign Permit\$10 Portable Sign



20"  
1.66'

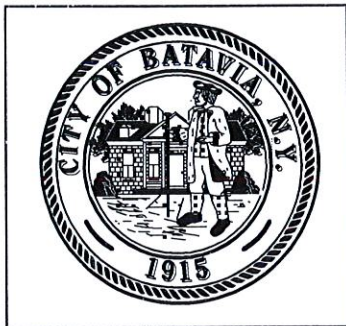
32"  
2.66'

4,42 sq. ft.









Permit No.: \_\_\_\_\_

Date: \_\_\_\_\_

Zone: \_\_\_\_\_

**SIGN PERMIT APPLICATION****City of Batavia**One Batavia City Centre, Batavia, NY 14020  
(585) 345-6345 • Fax (585) 345-1385**APPLICANT/OWNER:**Ross Walkerross.walker@nvgps.com

Name

E-mail Address

224 Ellicott St.585-250-4112

Street Address

Phone

Fax

Batavia NY 14020

City, State, Zip Code

**ADDRESS OF SIGN:**224 Ellicott St. Batavia NY 14020**AREA OF SIGN:**Length 32"Width 13"Area 2.87  
2.93 sq ft**TYPE OF SIGN:**

1. All sign applications must have an illustration of the sign with its dimensions and copy.
2. Freestanding signs must have a Sit Plan to show the sign's location on the property.
3. All other signs must include an elevation plan to show the sign's placement on the building.

☐ Freestanding

Set Back \_\_\_\_\_

Height \_\_\_\_\_

☐ Wall

Wall Length \_\_\_\_\_

Wall Height \_\_\_\_\_

Area \_\_\_\_\_

☐ Projecting☐ Marquee☐ Awning / Canopy

Length \_\_\_\_\_

Height \_\_\_\_\_

Area \_\_\_\_\_

☒ WindowWindow Length 57Window Height 59Area 23.53  
23.35☐ Portable**Lighting:**☒ Internal☐ External**Existing Signs** (Please list all existing signs with dimensions):Window Vinyl Decal 57" x 12"

5.83 sq. ft. permitted  
2.87 sq. ft. proposed  
(ow)

Applicant's Signature

Ross F. Walker

Date

12/18/14

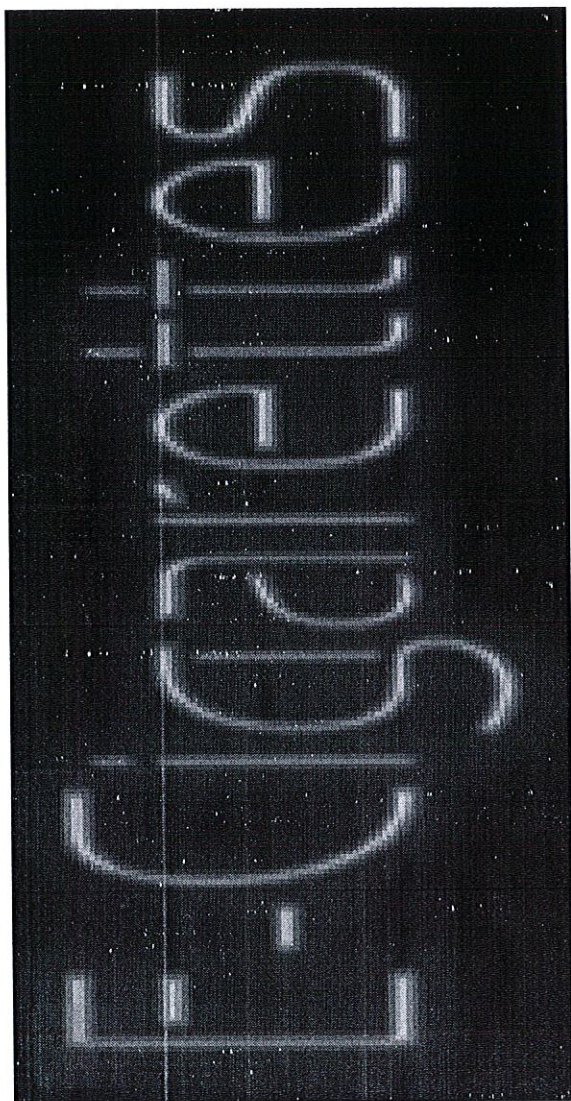
Issuing Officer

Date

Planning Board Chairperson

Date

**FEES:**\$25 Sign Permit\$50 Special Sign Permit\$10 Portable Sign



13<sup>11</sup>

1.08,

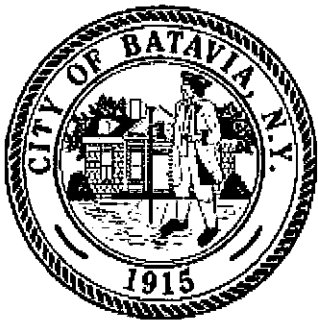
2.87  $\frac{1}{2}$ .

32<sup>11</sup> 2.66.









*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: Genesee County Planning  
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 12/8/14

Re: 264 Bank St.  
Tax Parcel No. 71.082-1-12

Zoning Use District: P-2

The applicant, Phillip Dotson (sign contractor), has applied for approval to place a 6' x 12' (72 sq.') free standing sign in the northwest portion of this property. This sign will be in addition to a free standing sign already approved by the Code Enforcement Officer.

**Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (1).**

**Review and Approval Procedures:**

**County Planning Board-** Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the boundary of the city; the boundary of a County or State park or other recreation area; the right of way of a state parkway, throughway, expressway, road or highway; **the boundary of county or state owned land on which a public building or institution is situated;** the boundary of a farm operation located in an agricultural district (not required for area variances).

**City Planning and Development Committee-** Pursuant to section 190-43 R, the Planning and Development Committee shall approve or deny Special Sign Permits.

BMC 190-43 F and Exhibit A - Only one free standing sign, less than 15 sq.', is permitted per parcel.

Note: A permit for a nine square foot free standing directional sign has already been issued for this parcel.

**SEND OR DELIVER TO:**

GENESEE COUNTY DEPARTMENT OF PLANNING  
3837 West Main Street Road  
Batavia, NY 14020-9404  
Phone: (585) 344-2580 Ext. 5467

**DEPARTMENT USE ONLY:**

GCDP Referral # \_\_\_\_\_



**\* GENESEE COUNTY \***  
**PLANNING BOARD REFERRAL**

Required According to:  
**GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N**  
(Please answer ALL questions as fully as possible)

**1. REFERRING BOARD(S) INFORMATION**

Board(s) Planning and Development Committee

Address One Batavia City Centre

City, State, Zip Batavia, NY 14020

Phone (585) 345 - 6347 Ext. \_\_\_\_\_

**2. APPLICANT INFORMATION**

Name Phillip Dotson

Address 264 Bank St.

City, State, Zip Batavia, NY 14020

Phone (585) 266 - 5750 Ext. \_\_\_\_\_ Email \_\_\_\_\_

MUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia

**3. TYPE OF REFERRAL:** (Check all applicable items)

- ☐ Area Variance  
☐ Use Variance  
☐ Special Use Permit  
☐ Site Plan Review

- ☐ Zoning Map Change  
☐ Zoning Text Amendments  
☐ Comprehensive Plan/Update  
☒ Other: Special Sign Permit

- Subdivision Proposal  
☐ Preliminary  
☐ Final

**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**

A. Full Address 264 Bank St.

B. Nearest intersecting road Douglas St.

C. Tax Map Parcel Number 71.082-1-12

D. Total area of the property \_\_\_\_\_ Area of property to be disturbed \_\_\_\_\_

E. Present zoning district(s) P-2

**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken \_\_\_\_\_

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

BMC 190-43 R.

C. Please describe the nature of this request Approval to place a free standing sign on this property that exceeds the maximum permitted size of 15 sq.'

**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application  
☒ Site plan  
☐ Subdivision plot plans  
☐ SEQR forms

- ☐ Zoning text/map amendments  
☐ Location map or tax maps  
☒ Elevation drawings  
☐ Agricultural data statement

- ☐ New or updated comprehensive plan  
☒ Photos  
☒ Other: Cover letter

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

Email to [planning@co.genesee.ny.us](mailto:planning@co.genesee.ny.us)

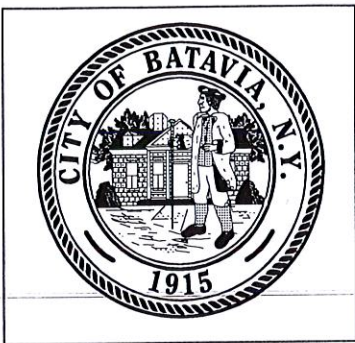
**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)

Name Douglas Randall Title Code Enf. Officer

Phone (585) 345 - 6327 Ext. \_\_\_\_\_

Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020

Email drandall@batavianewyork.com



Permit No.: \_\_\_\_\_

Date: \_\_\_\_\_

Zone: P-271.082-1-12**SIGN PERMIT APPLICATION****City of Batavia**One Batavia City Centre, Batavia, NY 14020  
(585) 345-6345 • Fax (585) 345-1385**APPLICANT/OWNER:**Name PHILLIP DOTSONE-mail Address p.dotson@idsignsystems.comStreet Address 410 ATLANTIC AVEPhone 264-5750Fax 266-5798City, State, Zip Code ROCHESTER, NY 14609**ADDRESS OF SIGN:**264  
262 Bank St. BATAVIA, NY**AREA OF SIGN:**Length 72" L  
6'Width 144" W  
12'Area 72 sq.ft.72 sq. Prop.  
15 sq. max57 sq. own  
Special Sign  
Permit**TYPE OF SIGN:**

1. All sign applications must have an illustration of the sign with its dimensions and copy.
2. Freestanding signs must have a Sit Plan to show the sign's location on the property.
3. All other signs must include an elevation plan to show the sign's placement on the building.

☒ Freestanding☐ Wall☐ Projecting☐ Marquee☐ Awning / Canopy☐ Window☐ Portable

Set Back \_\_\_\_\_

Wall Length \_\_\_\_\_

Height \_\_\_\_\_

Wall Height \_\_\_\_\_

Area \_\_\_\_\_

Length \_\_\_\_\_

Window Length \_\_\_\_\_

Height \_\_\_\_\_

Window Height \_\_\_\_\_

Area \_\_\_\_\_

Area \_\_\_\_\_

Lighting: ☒ Internal☐ Externalmonument / pylon entrance sign.**Existing Signs** (Please list all existing signs with dimensions):POST AND PANEL IS 72" W x 84" HApplicant's Signature [Signature]Date 12/4/14

Issuing Officer \_\_\_\_\_

Date \_\_\_\_\_

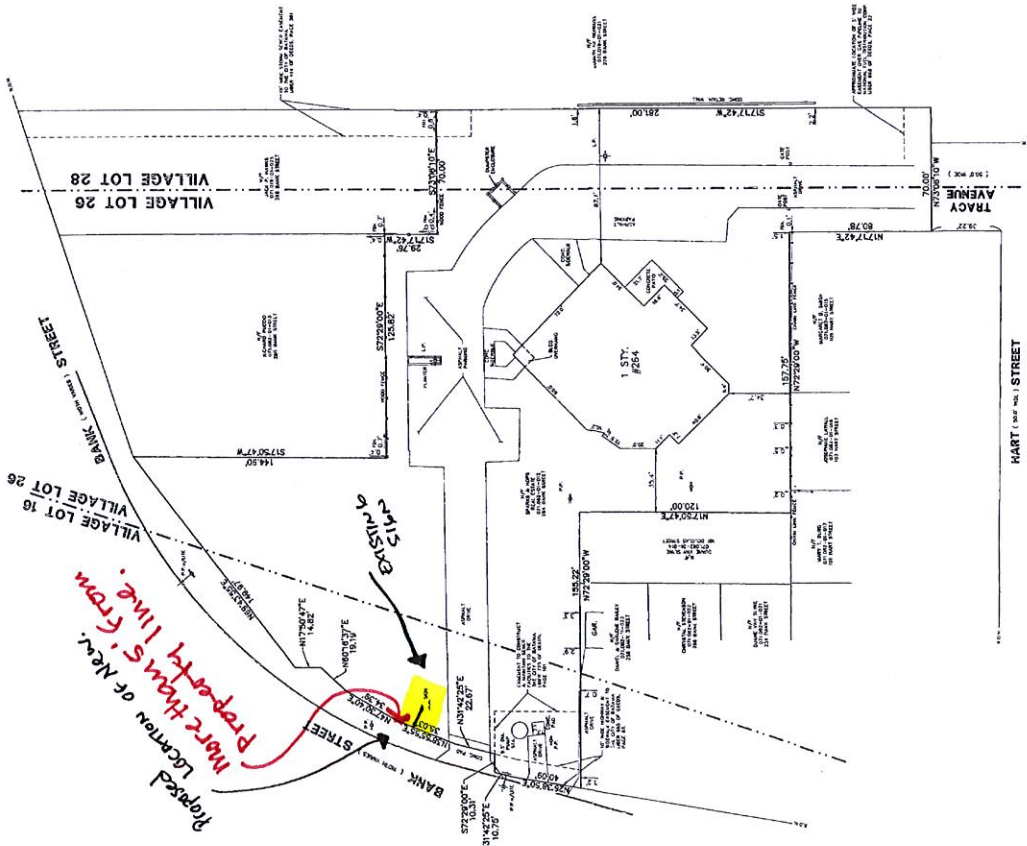
Planning Board Chairperson \_\_\_\_\_

Date \_\_\_\_\_

**FEES:**       \$25 Sign Permit☒ \$50 Special Sign Permit       \$10 Portable Sign



- REFERENCE**
1. ABSTRACT OF TITLE PREPARED BY CORNELLSTONE ABSTRACT COMPANY, 1000 WEST 10TH STREET, SUITE 100, NEW YORK, NY 10019, DATED 8/1/74.
  2. MAP PREPARED BY OTTNEY & MILLER, L.L.C., P.C., 1000 WEST 10TH STREET, SUITE 100, NEW YORK, NY 10019, DATED 8/1/74.
  3. MAP OF THE "MANHATTAN & MARSHALL SUBD." FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT, COUNTY OF NEW YORK, DATED 8/1/74.
  4. LIBER 848 OF DEEDS, PAGE 222.
  5. "DOUGLAS STREET" ABANDONED BY LIBER 555 OF DEEDS, PAGE 66.



**LEGEND:**

SYMBOL	DESCRIPTION
	50'
	LIGHT POLE
	POWER POLE
	RIGHT-OF-WAY OR PROPERTY LINE
	CURB
	FENCE (CHAIN LINK)
	FENCE (WOOD)

ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 143, SECTION 7200 OF THE NEW YORK STATE EDUCATION LAW.

THIS MAP WAS PREPARED BY THE ENGINEERING FIRM OF OTTNEY & MILLER, L.L.C., P.C., 1000 WEST 10TH STREET, SUITE 100, NEW YORK, NY 10019. THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON AUGUST 5, 2014.

IT IS FURTHER CERTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE INSTRUMENT TITLE INSURANCE COMPANY, AND UNIVERSITY OF ROCHESTER.



DAVID S. SHABOR, P.E.  
LIC. NO. 049982  
PARRONE ENGINEERING

<b>PARRONE ENGINEERING</b>		341 WEST CONVENT STREET EAST RIVER, NY 10002 TEL: (212) 697-1111 FAX: (212) 697-1112	
INSTRUMENT SURVEY OF		STATE OF NEW YORK	
<b>#264 BANK STREET</b>		COUNTY OF GENESEE	
CITY OF BATON		NEW YORK	
DATE	AUG 20, 2014	SCALE	1" = 80'
JOB NO.	0323		





VINE ST

WALDEN CREEK DR

BANK ST

ROSS ST

BRYANT ST

MANHATTAN AVE

NORTH PK

CHANDLER AVE

SUMMIT ST

SUMMIT ST

SENECA AVE

TRACY AVE

MACARTHUR DR

DENIO ST

DOUGLAS ST

HART ST

NORRIS AVE

FAIRMONT AVE

NORTH ST

STATE ST

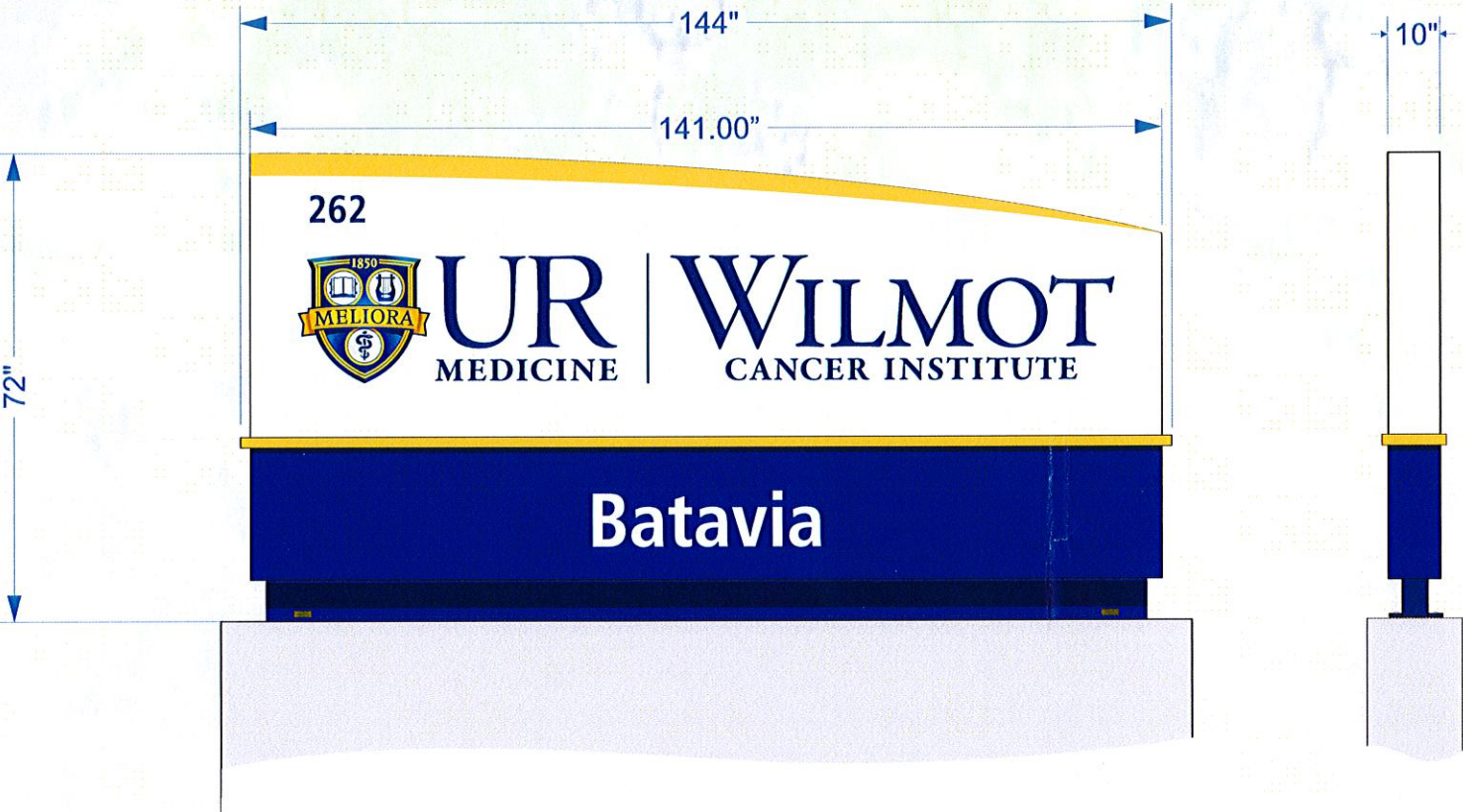
PARK AVE

EMIS AVE



Layout  
Scale: 1" = 28"

Proposed Option



Qty: 1  
Description  
Illuminated D/S Monument Sign

Materials  
10" Deep Aluminum frame extrusion w/ routed .125. alum faces  
Illuminated panel backed with white acrylic  
Illuminated logo w/ translucent vinyl graphics 3/16" thick white acrylic  
Internally lit with T12 fluorescent tube lamps.  
Sign mounted to 144"L x 18"W poured concrete base w/jbolts

Color/Artwork  
Digitally printed translucent vinyl for logo  
All other copy is router cut and backed with white acrylic  
Frutiger 67 Bold, Condensed

Mounting  
Jbolt mounted to concrete base



CORPORATE OFFICE  
410 Atlantic Avenue Rochester, NY 14609  
IDSignsystems.com  
(585) 266-5750 (585) 266-5798

CLIENT



UR MEDICINE

DRAWING DESCRIPTION  
D/S ILLUMINATED MONUMENT

LOCATION  
BATAVIA RADIATION/ONCOLOGY

ACCOUNT MANAGER  
PHIL DOTSON

DESIGNER  
PED

QTY. DRAWING # DATE  
01 id1521 11/12/14

DATE	REVISIONS	REVISIONS INITIAL
11/12	Request for Design	SER
11/17	Rev 1	SER

THE PURPOSE OF THIS DRAWING IS FOR  
☐ Client Approval ☒ Estimating ☐ Production

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

SIGNATURE

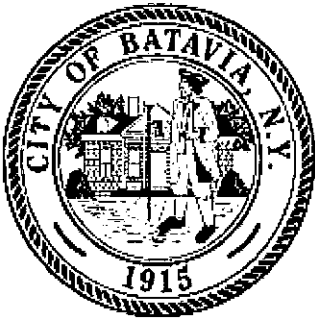
DATE

The custom artwork depicted herein is for representational purposes only and may not exactly match the colors of the product.  
This is an original unpublished drawing created by ID Signsystems, Inc. It is submitted only for your personal use in connection with a project being prepared for you by ID Signsystems, Inc. It is not to be shown to anyone outside your organization, nor is it to be use, reproduced, or exhibited in any fashion.

UL LISTED  
ELECTRIC SIGNS PRODUCED AT ID SIGNSYSTEMS, INC. CONFORM TO UL STANDARDS AND DISPLAY THE UNDERWRITER'S LABORATORIES LABELS.

PAGE NUMBER





*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: Genesee County Planning  
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 12/16/14

Re: 425-525 West Main St.  
Tax Parcel No. 84.005-2-1

Zoning Use District: C-2

The applicant, Mike Hodgins (sign contractor), has applied for approval to place a 4' x 15' (60 sq.') wall sign on the northwest elevation of this commercial building.

**Note:** This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (1).

**Review and Approval Procedures:**

**County Planning Board-** Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the boundary of the city; the boundary of a County or State park or other recreation area; **the right of way of a state parkway, throughway, expressway, road or highway;** the boundary of county or state owned land on which a public building or institution is situated; the boundary of a farm operation located in an agricultural district (not required for area variances).

**City Planning and Development Committee-** Pursuant to section Per 190-43 R the PDC shall approve or deny Special Sign Permits.

BMC 190-43 F and Exhibit A - Wall signs are not permitted to exceed 15% of the wall area of the business.

	<u>Permitted</u>	<u>Proposed</u>	<u>Difference</u>
Area of wall sign	51 sq.'	60 sq.'	9 sq.'



**SEND OR DELIVER TO:**

GENESEE COUNTY DEPARTMENT OF PLANNING  
3837 West Main Street Road  
Batavia, NY 14020-9404  
Phone: (585) 344-2580 Ext. 5467

**DEPARTMENT USE ONLY:**

GCDP Referral # \_\_\_\_\_



**\* GENESEE COUNTY \***  
**PLANNING BOARD REFERRAL**

Required According to:

**GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N**  
(Please answer ALL questions as fully as possible)

**1. REFERRING BOARD(S) INFORMATION**Board(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. \_\_\_\_\_**2. APPLICANT INFORMATION**Name Mike Hodgins (Johns Studio)Address 56 Harvester Ave.City, State, Zip Batavia, NY 14020Phone (585) 345 - 1030 Ext. \_\_\_\_\_ Email mhodgins@johnsstudio.comMUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia**3. TYPE OF REFERRAL:** (Check all applicable items)

- ☐ Area Variance  
☐ Use Variance  
☐ Special Use Permit  
☐ Site Plan Review

- ☐ Zoning Map Change  
☐ Zoning Text Amendments  
☐ Comprehensive Plan/Update  
☒ Other: Special Sign Permit

- Subdivision Proposal  
☐ Preliminary  
☐ Final

**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**A. Full Address 415-525 419 West Main St.B. Nearest intersecting road Lewiston Rd.C. Tax Map Parcel Number 84.005-2-1

D. Total area of the property \_\_\_\_\_ Area of property to be disturbed \_\_\_\_\_

E. Present zoning district(s) C-2**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken \_\_\_\_\_

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

BMC 190-43RC. Please describe the nature of this request Approval to place a wall sign that exceeds the maximum permitted area on the northwest elevation of this commercial building.**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

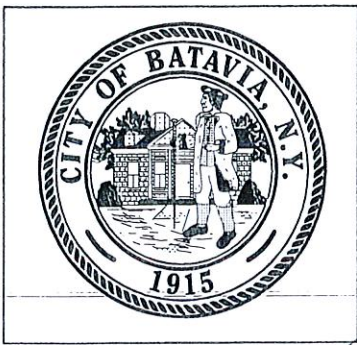
- ☒ Local application  
☐ Site plan  
☐ Subdivision plot plans  
☐ SEQR forms

- ☐ Zoning text/map amendments  
☐ Location map or tax maps  
☒ Elevation drawings  
☐ Agricultural data statement

- ☐ New or updated comprehensive plan  
☒ Photos  
☐ Other: Cover letter

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

Email to [planning@co.genesee.ny.us](mailto:planning@co.genesee.ny.us)**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. \_\_\_\_\_Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



Permit No.: \_\_\_\_\_  
Date: \_\_\_\_\_  
Zone: \_\_\_\_\_

## SIGN PERMIT APPLICATION

### City of Batavia

One Batavia City Centre, Batavia, NY 14020  
(585) 345-6345 • Fax (585) 345-1385

84.005-2-1

Mike Hodgins

#### APPLICANT/OWNER:

Name Rebecca E-mail Address mhdgins@johns  
107 Richmond Av Studio.com  
Street Address  
City, State, Zip Code Batavia NY Phone 585 443 0477 Fax \_\_\_\_\_

#### ADDRESS OF SIGN:

419 West Main Unit 15 Batavia NY

#### AREA OF SIGN:

Length 48(4ft) Width 180(15ft) Area 60 sq ft 14020

#### TYPE OF SIGN:

1. All sign applications must have an illustration of the sign with its dimensions and copy.
2. Freestanding signs must have a Sit Plan to show the sign's location on the property.
3. All other signs must include an elevation plan to show the sign's placement on the building.

<input type="checkbox"/> Freestanding	Set Back _____	Height _____	Area <u>340</u>
<input checked="" type="checkbox"/> Wall	Wall Length <u>20</u>	Wall Height <u>17</u>	
<input type="checkbox"/> Projecting	Length _____	Height _____	Area _____
<input type="checkbox"/> Marquee	Window Length _____	Window Height _____	Area _____
<input type="checkbox"/> Awning / Canopy			
<input type="checkbox"/> Window			
<input type="checkbox"/> Portable			

Lighting: ☒ Internal ☐ External

Existing Signs (Please list all existing signs with dimensions):

None

51 sq. ft. Permitted  
60 sq. ft. Proposed  
9 sq. ft. over.  
Special  
Sign Permit  
Req.

Applicant's Signature [Signature]

Date 12/11/14

Issuing Officer \_\_\_\_\_

Date \_\_\_\_\_

Planning Board Chairperson \_\_\_\_\_

Date \_\_\_\_\_

FEES: ☒ \$25 Sign Permit ☒ \$50 Special Sign Permit ☐ \$10 Portable Sign





UTZ

EL BURRITO LOCO  
MEXICAN GRILL

15 ft. W

4 ft. H

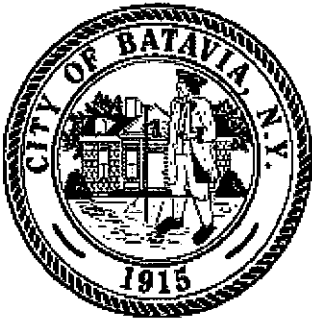
7 ft. H

10 ft. H

20 ft. W

\* GREAT KUTZ WALK-IN SALON \*

Valley Metro  
Barbosa Group



*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: Genesee County Planning  
Planning and Development Committee  
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 12/30/14

Re: **438 East Main St.**  
Tax Parcel No. 84.016-1-9

Zoning Use District: C-1

The applicant, David Tufts (owner), has filed an application to construct a 3,490 sq.' two story detached two family dwelling that will include 4 indoor parking spaces on the first floor and 2 dwelling units on the second floor. This detached building was previously proposed as an addition to an existing structure and was recommended for approval by the Genesee County Planning Board on 12/11/14; was approved by the City of Batavia Planning and Development Committee on 12/16/14 and the Zoning Board of Appeals on 12/18/14. The proposed building's size, interior layout and exterior appearance will match the previously approved plan with the exception of its detached construction. The new plan places this structure within the clear yard spaces along the south and west property lines. Area variances were previously granted to permit the construction, as proposed, within 5.1' of the west property line and to modify the required off street parking spaces to permit 10 spaces for medical office parking with 6 spaces provided for the residential uses.

**Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (9).**

**Review and Approval Procedures:**

**County Planning Board-** Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the boundary of the city; the boundary of a County or State park or other recreation area; **the right of way of a state parkway, throughway, expressway, road or highway;** the boundary of county or state owned land on which a public building or institution is situated; the boundary of a farm operation located in an agricultural district (not required for area variances).

**City Planning and Development Committee-** Pursuant to section 190-12 A(1) of the zoning ordinance, the Planning and Development Committee shall perform site plan review in compliance with 190-44 for all new buildings proposed within the C-1 limited commercial zoning use district.



**Zoning Board of Appeals-** Pursuant to BMC Sec. 190-49 of the zoning ordinance, the ZBA shall review and act on required variances.

Required variances- Area

1) BMC Sec. 190-29 A. and Schedule I

	<u>Required</u>	<u>Proposed</u>	<u>Difference</u>
Minimum side yard clear space (south prop. line)	12'	5.1'	6.9'
Minimum side yard clear space (west prop. line)	12'	5.1'	6.9'

Per 190-33 A., This is a corner parcel and all yards adjoining a street are considered front yards.

Definition: 190-3

Side yard- An open, unoccupied space on the same lot with the building, situated between the building and the side lot line, and extending from the front yard to the rear yard.

Side lot line- That lot line not a front lot line or a rear lot line.

Rear lot line- That lot line which is opposite and most distant from the front lot line.

**SEND OR DELIVER TO:**

GENESEE COUNTY DEPARTMENT OF PLANNING  
3837 West Main Street Road  
Batavia, NY 14020-9404  
Phone: (585) 344-2580 Ext. 5467

**DEPARTMENT USE ONLY:**

GCDP Referral # \_\_\_\_\_



**\* GENESEE COUNTY \***  
**PLANNING BOARD REFERRAL**

Required According to:

**GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N**  
(Please answer ALL questions as fully as possible)

**1. REFERRING BOARD(S) INFORMATION**Board(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. \_\_\_\_\_**2. APPLICANT INFORMATION**Name David TuftsAddress 4857 Ellicott St.City, State, Zip Batavia, NY 14020Phone (585) 344 - 1286 Ext. \_\_\_\_\_ Email \_\_\_\_\_MUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia**3. TYPE OF REFERRAL:** (Check all applicable items)

- ☒ Area Variance  
☐ Use Variance  
☐ Special Use Permit  
☒ Site Plan Review

- ☐ Zoning Map Change  
☐ Zoning Text Amendments  
☐ Comprehensive Plan/Update  
☐ Other: \_\_\_\_\_

- Subdivision Proposal  
☐ Preliminary  
☐ Final

**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**A. Full Address 438 East Main St.B. Nearest intersecting road HarvesterC. Tax Map Parcel Number 84.016-1-9D. Total area of the property 15,297.5 sq.' Area of property to be disturbed \_\_\_\_\_E. Present zoning district(s) C-1**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken \_\_\_\_\_

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

BMC 190-29 and Schedule IC. Please describe the nature of this request Approval to construct a 3,490 sq.' two story, two family dwelling with portions located within the side yard setbacks of the west and south side yards.**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application  
☒ Site plan  
☐ Subdivision plot plans  
☐ SEQ forms

- ☐ Zoning text/map amendments  
☐ Location map or tax maps  
☒ Elevation drawings  
☐ Agricultural data statement

- ☐ New or updated comprehensive plan  
☐ Photos  
☐ Other: Cover letter

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.  
Email to planning@co.genesee.ny.us

**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. \_\_\_\_\_Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



CITY OF BATAVIA  
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: \_\_\_\_\_

Hearing Date/Time: \_\_\_\_\_

APPLICANT: D.A. TUFTS Co. dtufts@datufts.com

Name 1857 ELLICOTT ST. E-Mail Address dtufts@datufts.com

Street Address BATAVIA Phone 344-1286 Fax 344-2168

City NY State NY Zip 14020

STATUS: ☒ Owner ☐ Agent for Owner ☒ Contractor

OWNER: D.A. TUFTS Co.

Name AS ABOVE E-Mail Address \_\_\_\_\_

Street Address \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

LOCATION OF PROPERTY: 438 EAST MAIN ST. BATAVIA

DETAILED DESCRIPTION OF REQUEST: SIDE YARD VARIANCE  
ALLOWING 5.1' AT WEST AND SOUTH  
YARDS.

Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals, aesthetics and general welfare of the community or neighborhood.

David Tufts  
Applicant's Signature

12-27-14  
Date

David Tufts  
Owner's Signature

12-27-14  
Date

To be Filled out by Zoning Officer

TAX PARCEL: 84.016-1-9 ZONING DISTRICT: C-1 FLOOD PLAIN: No

TYPE OF APPEAL: ☒ Area Variance ☐ Use Variance ☐ Interpretation ☐ Decision of Planning Committee  
FEE: ☐ \$50 (One or Two Family Use) ☒ \$100 (All other Uses)

Provision(s) of the Zoning Ordinance Appealed: BMC 190-29 and Schedule I Sideyard Setback.

## Criteria to Support Area Variance

In making its determination, the zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, moral, aesthetics and welfare of the neighborhood or community. The Zoning Board of Appeals shall consider the following test, as per §81-b of the General City Law when making its determination:

Explain how the proposal conforms to EACH of the following requirements:

1. **Undesirable Change in neighborhood Character.** The granting of the variance will not

Currently installed at the west and south property lines is a stockade fence to height of approx. 8' above finish ground floor of building. All entryways and generated activities are located on opposite side of building from variance area. Adjacent property has no closely located structures. Adjacent property is mixed residential rental and medical office use and property to the south is a paved roadway leading to 436 East Main.

2. **Alternative Cure Sought.** There are no other means feasible for the applicant to pursue that would result in the difficulty being avoided or remedied, other than the granting of the area variance.

Shifting the 2 apartments and garages structure to the south reduces the complexity to comply with Building Code of NYS where the common walls occur. Other tried layouts result in project breaking costs for code compliance.

3. **Substantiality.** The requested area variance is not substantial. \_\_\_\_\_

The 5.1' side yard setback on the south still allows for normal maintenance and is consistent with other properties on Harvester Ave.

4. **Adverse Effect or Impact.** The requested variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or community.

When constructed, the addition will provide added shielding of on site activities from neighboring property. Exterior lighting will be limited to the east side of the structure and will not spill onto property adjacent to where variance is requested.

5. **Not Self-Created.** The alleged difficulty existed at the time of the enactment of the provision or was created by natural force or governmental action, and was not the result of any action by the owner or the predecessors in title.

The variances are requested to make economically feasible the purchase, repurposing and development of this deteriorating and vacant building.

  
Applicant's Signature

12-27-14  
Date



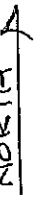
SITE PLAN

• HARVESTER STREET •



1000

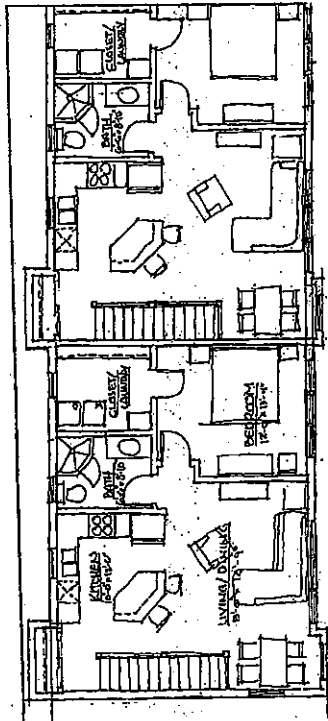
0 10 20 30 40 50 60 70 80 90 100

NORTH 

PRESENT RETAINING  
WALL & FENCE  
TO REMAIN

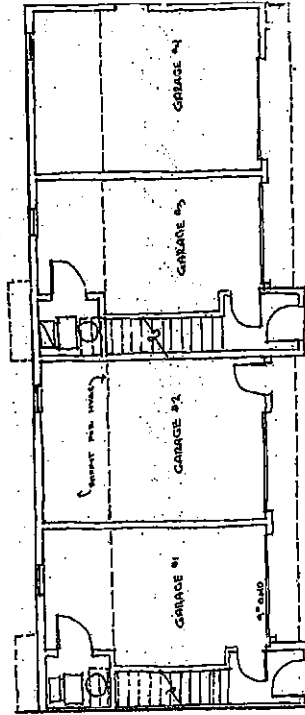


438 EAST MAIN ST.  
BATON  
SITE PLAN - REVISED  
12-26-14



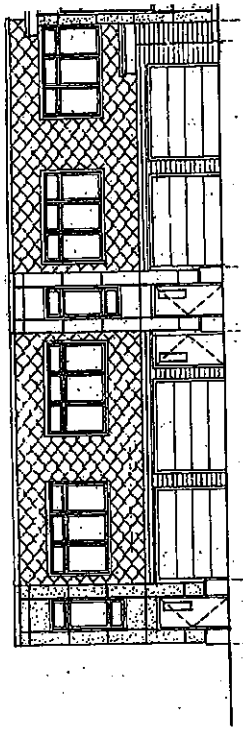
2ND FLOOR PLAN

Two family dwelling



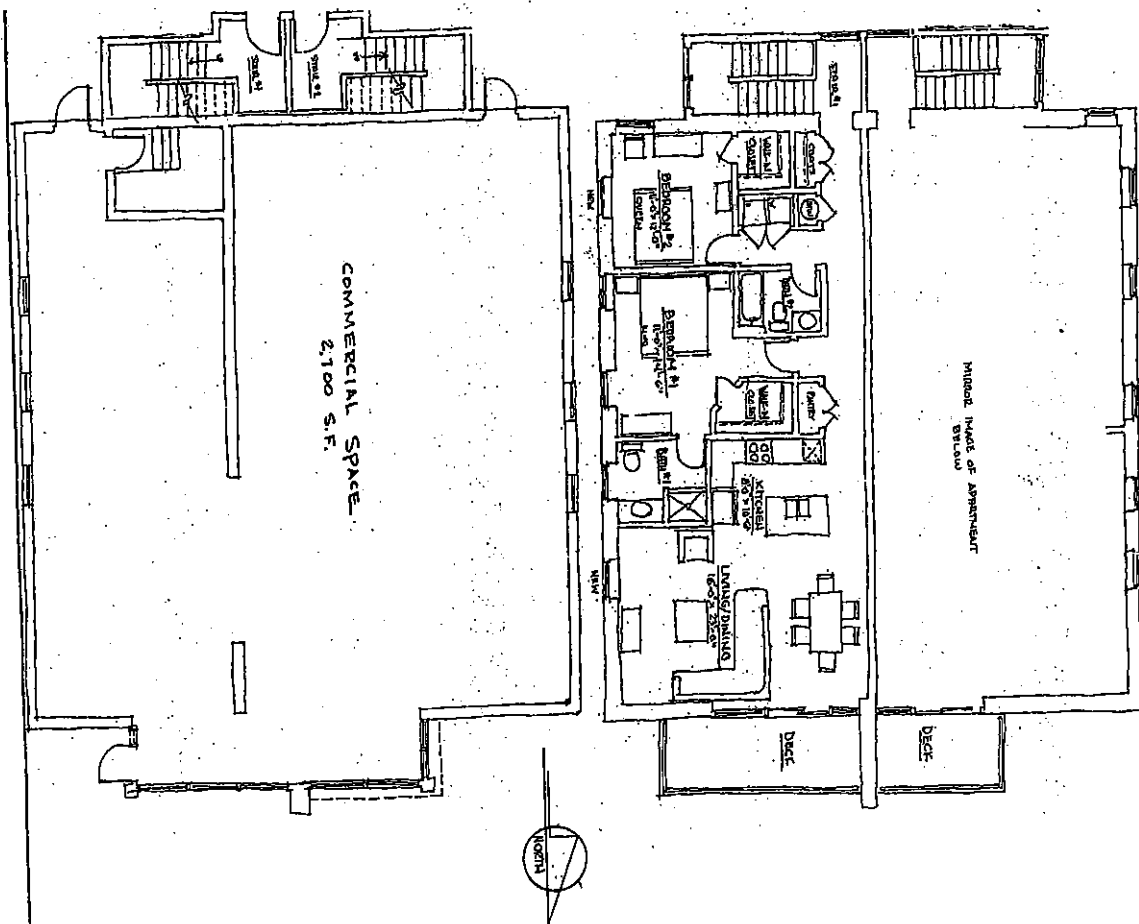
GROUND FLOOR PLAN





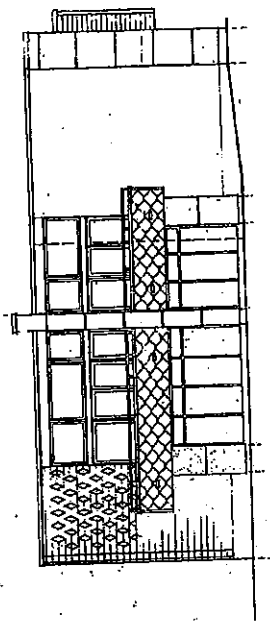
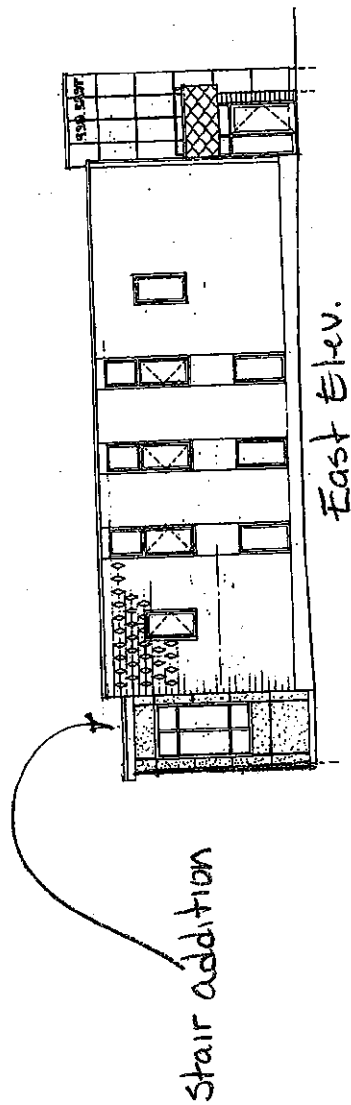
EAST ELEVATION Two Family Dwelling



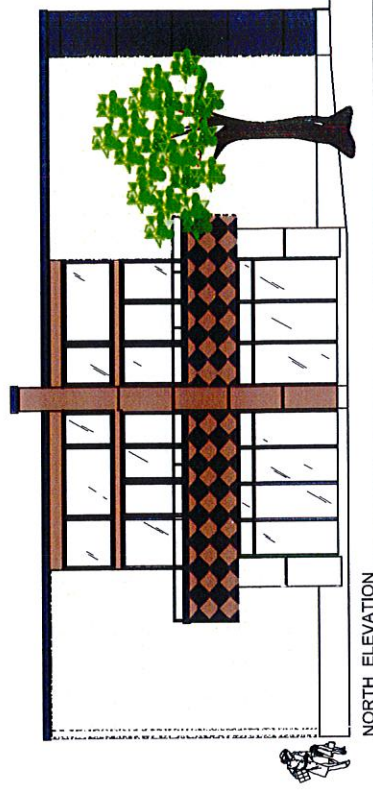
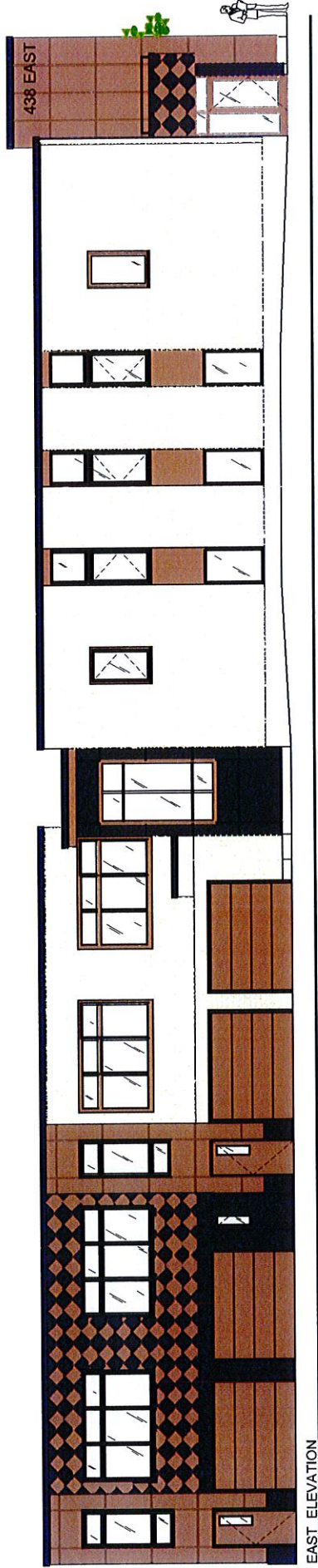


PROJECT: 438 EAST MAIN STREET OWNER: [illegible] ARCHITECT: RANDALL F. PEACOCK, RA DATE: [illegible]	APARTMENT CONVERSION & ADDITION	RANDALL F. PEACOCK, RA ARCHITECT 339 EAST AVENUE SUITE 205 ROCHESTER, NEW YORK 14604 TEL: (609) 228-7133 FAX: (609) 228-4402
	438 EAST MAIN STREET	
	BARCLAY NEW YORK	
	© 1994	

RANDALL F. PEACOCK, RA ARCHITECT 339 EAST AVENUE, SUITE 205 ROCHESTER, NEW YORK 14604 TEL: (716) 584-1010 FAX: (716) 584-1011		APARTMENT CONVERSION + ADDITION 438 EAST MAIN STREET CATAUGUS, NEW YORK		SHEET NUMBER A-20	
DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT: _____ CLIENT: _____ ELEVATION: _____		DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT: _____ CLIENT: _____ ELEVATION: _____		DATE: _____ DRAWN BY: _____ CHECKED BY: _____ PROJECT: _____ CLIENT: _____ ELEVATION: _____	







# COMMERCIAL & APARTMENTS BUILDING 438 EAST MAIN STREET BATAVIA, NEW YORK 14020 EXTERIOR FINISHES

GENERAL CONTRACTOR  
 D.A. TUFTS CO. INC.  
 4857 ELLICOTT STREET RD.  
 BATAVIA, NEW YORK 14020

RANDALL F. PEACOCK  
 339 EAST AVENUE, STE 205  
 ROCHESTER, N.Y. 14604  
 ARCHITECT OF RECORD



DRAWING REVISION DATES

**EXT-1**  
 EXTERIOR FINISH  
 OPTION COMBINATION 1  
 DRAWN BY: LTS  
 SCALE: 1/8" = 1'-0"  
 DATE: DECEMBER 9, 2014