

PLANNING & DEVELOPMENT COMMITTEE

Tuesday, April 19, 2016

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

AGENDA

I. Roll Call

II. Call to Order

III. Approval of Minutes – 3/15/16

IV. Proposals

Address: 85-89 Main Street

Applicant: Ken Mistler (owner)

Proposal 1: Placement of two 15.64' x 1.5' window signs on the north elevation of this commercial building located within the BID

Actions: 1. Review application
2. Discussion and action by the board

Address: 220 East Main Street

Applicant: Richard Mistretta (business owner)

Proposal 2: Placement of a 1.16' x 16' awning sign on the north elevation of this commercial building

Actions: 1. Review application
2. Discussion and action by the board

Address: 200 East Main Street (aka 202 East Main Street)

Applicant: Leanna Dirisio and Ashley Bateman (business operators sharing the same lease space)

Proposal 3: Special Sign Permit: Placement of two window signs and one awning sign on the north elevation of this commercial building located within the BID. The second window sign, Pollyanna and Dot, will cause the text on the window to exceed the maximum coverage by 1.69 sq.'

Actions: 1. Review application
2. Discussion and action by the board

V. Other/ New Business/Updates: Discussion on Digital Signs

VI. Setting of Next Meeting: May 17, 2016

VII. Adjournment

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

March 15, 2016

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *Edward Flynn, Robert Knipe, Duane Preston, Marc Staley (Alt.), Rachael Tabelski*

Others present: Meg Chilano – Recording Secretary, Jason Molino – City Manager,
Doug Randall – Code Enforcement Officer

I. Roll Call

Roll call of the members was conducted. Five members were present and Chairman Preston declared a quorum.

II. Call to order

Mr. Preston called the meeting to order at 6:00 pm.

III. Previous Meeting Minutes

Mr. Staley moved to approve the minutes; the motion was seconded by Mr. Knipe, and on roll call, was approved 4-0-1.

Votes in favor: 4 (Edward Flynn, Robert Knipe, Marc Staley, Duane Preston)

Votes opposed: 0

Votes abstained: 1 (Rachael Tabelski)

RESULT: Approval of January 19, 2016 meeting minutes.

IV. Proposals

- A. Special Sign Permit: placement of a 17.64' x 8.45' window sign across four window panels on the north elevation of this commercial building located within the BID

Address: *85-89 Main Street*

Applicant: Adam Lowder (contractor, Vinyl Sticks)

Actions: Applicant was not in attendance. Application remained on the table.

- B. Sign Permit: placement of a 13' x 3' unlit wall sign on the north elevation of this commercial building located within the BID

Address: *216 East Main Street (aka 214 East Main Street)*

Applicant: Jason Quilliam (business owner)

Actions: 1. Review application
2. Discussion and action by the board

1. Review Application

Mr. Preston read the summary of the proposal. He noted that the Genesee County Planning Board recommended approval.

2. Discussion and Action by the Board

Mr. Knipe asked if the new sign is the same size as the previous sign. Mr. Pulliam stated that it is. Mr. Knipe observed that the sign contains a punctuation error and suggested that Mr. Pulliam correct it.

MOTION: Mr. Flynn moved to approve the application; the motion was seconded by Ms. Tabelski, and on roll call, was approved 5-0.

RESULT: Sign Permit approved.

C. Use Variation: creation of twelve 1- and/or 2-bedroom dwelling units on the first floor of this existing commercial building located within the Central Commercial District

Address: *41-43 Liberty Street Rear and 45 Liberty Street Rear (aka 45 Liberty)*

Applicant: Victor Gautieri (agent for Ellicott Square Plaza, LLC)

Actions: 1. Overview of project
 2. Discussion
 3. Recommendation to the ZBA

1. Overview of Project

Mr. Preston read the summary of the proposal. He reported that the Genesee County Planning Board recommended disapproval.

Mr. Gautieri said that it has been difficult to lease the property because it sits too far back from the street making it hard to locate, and the location is unappealing. He noted that residential units are permitted on the second floor in this commercial district and said that he believes there is basically no difference between building on the first floor and building on the second as far as affecting the character of the neighborhood. According to Mr. Gautieri, the expense of building on the second floor would be prohibitive. He said that creating apartments in this location would make the property more economically viable and increase the value, thereby increasing property taxes.

2. Discussion

Mr. Preston stated that he is opposed to the project because first floor apartments are not allowed in a C-3 District and he does not wish to set a precedent. He noted that Batavia City Centre is located in a C-3 District and he would not want to see someone conceivably buy a parcel here and be living in the Mall.

Mr. Staley said he believes there is a difference between the Mall, which is located on Main Street, and the property located on Liberty Street. He noted that the property on Liberty Street is difficult to find and that perhaps in the future some accommodation could be made for commercial properties set back from the street.

Mr. Flynn and Ms. Tabelski agreed with Mr. Preston regarding not setting a precedent in a commercial zone.

Mr. Knipe pointed out that the property is not attractive and asked about windows in the proposed apartments. Mr. Gautieri responded that the apartments would be constructed on the perimeter of the building with the core designated as storage.

Mr. Knipe asked about the intended demographic and Mr. Gautieri answered that the apartments would not be subsidized, but rather would be market rate.

Ms. Tabelski explained that it is the task of the PDC to make a recommendation to the ZBA, and that based on City law, which does not allow for residential use in a commercial zone, she cannot support the project.

Mr. Staley asked if it is possible to put a second floor along the building. Mr. Gautieri responded that it was designed for a second floor, however, it would involve framing, installing an elevator, and constructing stair towers which would drive the cost beyond what the rent could sustain.

Mr. Flynn asked about warehousing and Mr. Gautieri replied that it is all office space at the moment. He pointed out that it was originally constructed as the Social Security Office.

3. Recommendation to the ZBA

MOTION: Ms. Tabelski moved to recommend disapproval of the project to the ZBA; the motion was seconded by Mr. Knipe, and on roll call, was approved 5-0.

RESULT: Recommendation to the ZBA to disapprove the Use Variance.

V. Other/New Business/Updates: Discussion of digital signs

City Manager, Jason Molino, reported that City Council has requested the PDC, as the body responsible for land use, to conduct a review of the Code pertaining to digital signs and make a recommendation to Council regarding possible changes to the Code. Mr. Molino asked the board to decide whether or not it would allow digital signs and to consider what a sign code that allowed digital signs would look like. He pointed out that allowing digital signs is not simply a matter of adding something to the existing Code, but that it would require drafting a subsection of the Code.

Mr. Molino told the board that if they wished to change the Code to allow digital signs, they should begin with a definition of what constitutes a digital sign. Mr. Molino said that the process would begin with the PDC articulating what it would like to see in the digital sign code. Then Mr. Molino, Doug Randall, Code Enforcement Officer, and the City Attorney would formulate the board's specifications into a document, which would also benefit at some point by input from the Genesee County Planning Board. The process would include a public hearing and several revisions before the recommendation to City Council.

Mr. Molino had provided the PDC with several samples of sign code and suggested that the board members begin selecting points from the material which they consider important prior to the next meeting. Mr. Molino said that he will search for more examples for the board to

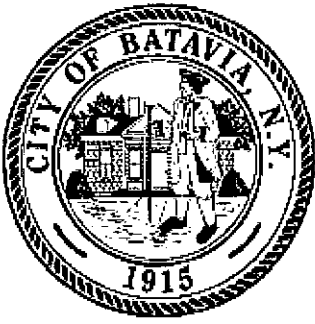
consider, and he and Mr. Randall will extract commonalities from the samples for the board to peruse. He will also attempt to obtain the American Planning Association's new book, *Street Graphics and the Law*, and distribute the chapter on digital signs to the board.

VI. Setting of Next Meeting: April 19, 2016

VII. Adjournment

Ms. Tabelski moved to adjourn at the meeting at 6:43 pm. Mr. Knipe seconded. All voted in favor.

Meg Chilano
Bureau of Inspection Clerk



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: 4/1/16

Re: 85 Main St.
 Tax Parcel No. 84.049-1-46

Zoning Use District: C-3

The applicant, Ken Mistler (owner), has applied for approval to place two 15.64' x 1.5' window signs on the 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 the right of way of a state road or highway.

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 Ken Mistler

Address 85 Main St.

City, State, Zip Batavia, NY 14020

Phone (585) 409 - 8405 Ext. _____ Email NYS1@me.com

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: Sign in BID

Subdivision Proposal

☐ Preliminary

☐ Final

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

A. Full Address 85-89 Main St.

B. Nearest intersecting road Jackson St.

C. Tax Map Parcel Number 84.049-1-46

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 15.64' x 1.5' window signs on the north elevation of this commercial use building located within the BID.

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

☒ Local application

☐ Site plan

☐ Subdivision plot plans

☐ SEQOR forms

☐ Zoning text/map amendments

☐ Location map or tax maps

☐ Elevation drawings

☐ Agricultural data statement

☐ New or updated comprehensive plan

☒ Photos

☒ Other: Cover letter

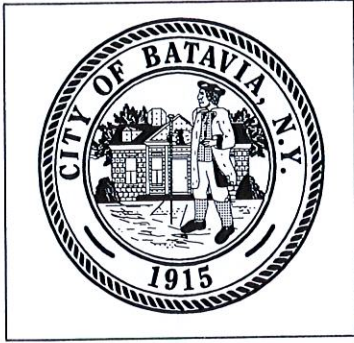
If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

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



Permit No.: _____

Date: _____

Zone: C-384,049-1-46**SIGN PERMIT APPLICATION****City of Batavia**

One Batavia City Centre, Batavia, NY 14020

(585) 345-6345 • Fax (585) 345-1385

APPLICANT/OWNER:

Name

Ken Mistler

E-mail Address

NYS1@ME.com
4098405

Street Address

85 MAIN STREET

Phone

Fax

City, State, Zip Code

BATAVIA NY
85 MAIN ST BATAVIA NY 14020

ADDRESS OF SIGN:

AREA OF SIGN:

Length _____

Width _____

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.

☐ Freestanding

Set Back _____

Height _____

☐ Wall

Wall Length _____

Wall Height _____

Area _____

☐ Projecting☐ Marquee☐ Awning / CanopyLength 8' 15.64'Height 18"Area 23.46 sq.'☒ WindowWindow Length 17.64'Window Height 8.45'Area 149 sq.'☐ Portable~~TEMPORARY INTERIOR WINDOW SIGN~~37.25 sq. Permitted
23.46 Proposed.

Lighting:

☐ Internal☐ External

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

Next level Fitness Circle sign on facade 48' Round
external

Applicant's Signature

[Signature]

Date

3/24/16

Issuing Officer

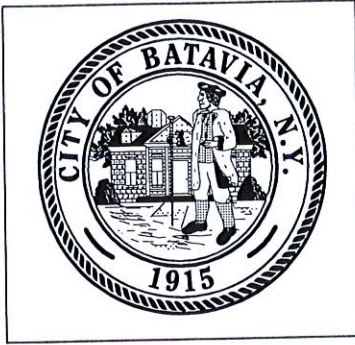
Date

Planning Board Chairperson

Date

FEES:

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



Permit No.: _____
Date: _____
Zone: C-3

SIGN PERMIT APPLICATION City of Batavia

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

APPLICANT/OWNER:

Name

Ken Mistler

E-mail Address

NYS1@MG.COM
4098405

Street Address

8788 BROADWAY AVE
BATAVIA NY 14020

Phone

Fax

City, State, Zip Code

ADDRESS OF SIGN:

85 MAIN STREET BATAVIA NY 14020

AREA OF SIGN:

Length _____

Width _____

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.

☐ Freestanding

Set Back _____

Height _____

☐ Wall

Wall Length _____

Wall Height _____

Area _____

☐ Projecting

☐ Marquee

☐ Awning / Canopy

Length 8' 15.64'

Height 18"

Area 23.46 sq. ft.

☒ Window

Window Length 17.64'

Window Height 8.45'

Area 149 sq. ft.

☐ Portable

~~TEMPORARY INTERIOR WINDOW SIGN~~

Lighting:

☐ Internal

☐ External

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

Next level fitness circle sign on facade to round

Applicant's Signature

[Signature]

Date

3/24/16

Issuing Officer

Date

Planning Board Chairperson

Date

FEES:

\$25 Sign Permit

\$50 Special Sign Permit

\$10 Portable Sign

Next Level Fitness Center

OPEN

entrance in back

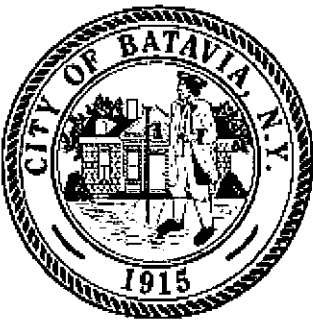


Next Level Fitness Center





USGS: The National Map, National Boundaries Dataset, 3D Elevation
Program, Geographic Names Information System, National
Hydrography Dataset, National Land Cover Database, National
Structures Dataset, and National Transportation Dataset; U.S. Census
Bureau: TIGER/Line



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: 4/4/16

Re: 200 (aka 202 East Main St.
Tax Parcel No. 84.058-1-1

Zoning Use District: C-3

The applicants, Leanna Dirisio and Ashley Bateman (business operators sharing the same lease space), have applied for approval to place two window signs and one awning sign on the north elevation of this commercial building located within the Business Improvement District. The second window sign, Pollyanna and Dot, will cause the text on the window to exceed the maximum coverage by 1.69 sq.'. A Special Sign Permit will be required for this sign.

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 right of way of a state road or highway.

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. Also; Per 190-43 R the PDC shall approve or deny Special Sign Permits.

BMC 190-43 F and Exhibit A Window sign coverage is not permitted to exceed 25% of the total window space on buildings located within the Central Commercial District.

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) INFORMATIONBoard(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347

Ext. _____

2. APPLICANT INFORMATIONName Leanna DirisioAshley BatemanAddress 60 Edgewood Dr.27 Summit St.City, State, Zip Batavia, NY 14020Phone (585) 738 - 7388

Ext. _____

Email leanna84@hotmail.comMUNICIPALITY: ☒ City ☐ Town ☐ Village of Bataviaashley@pollyannaanddot.cc**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/ BID sign

- Subdivision Proposal
☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:A. Full Address 200 (aka 202) East Main St.B. Nearest intersecting road Center St.C. Tax Map Parcel Number 84.058-1-1

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) and 190-43 RC. Please describe the nature of this request Approval to place two window signs and one awning sign on the north elevation of this shared commercial space 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

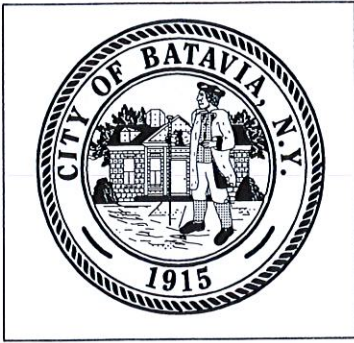
- ☐ New or updated comprehensive plan
☒ Photos
☒ Other: Cover letter

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**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



Permit No.: _____
Date: _____
Zone: C-3

84.058-1-1

SIGN PERMIT APPLICATION

City of Batavia

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

Boutique (Awning)

APPLICANT/OWNER:

Leanna Dimisio

leanna84@hotmail.com

Name

E-mail Address

60 Edgewood Dr.

585-738-7388

Street Address

Phone

Fax

Batavia, NY 14020

City, State, Zip Code

ADDRESS OF SIGN:

202 E. Main St

AREA OF SIGN:

Length 72

Width 18

Area 9 sq. ft. > 20% of Awning (oh)

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 _____

☐ Window

Window Length _____

Window Height _____

Area _____

☐ Portable

Lighting:

☒ Internal

☐ External

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

Applicant's Signature

Ashley Bata Date 3/31/16

Issuing Officer

Date

Planning Board Chairperson

Date

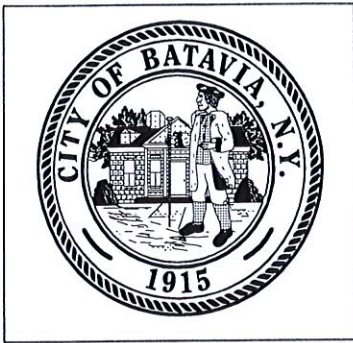
FEES:



\$25 Sign Permit

\$50 Special Sign Permit

\$10 Portable Sign



Permit No.: _____
Date: _____
Zone: C-3

SIGN PERMIT APPLICATION City of Batavia

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

Hidden Door

APPLICANT/OWNER:

Name Leanna Dikisio E-mail Address leanna84@hotmail.com
Street Address 60 Edgewood Dr.
202 East Main St. Phone 585-738-7388
City, State, Zip Code Batavia NY 14020

ADDRESS OF SIGN:

202 East main st.

AREA OF SIGN:

Length 72 Width 18 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 type="checkbox"/> Wall	Wall Length _____	Wall Height _____	Area _____
<input type="checkbox"/> Projecting			
<input type="checkbox"/> Marquee			
<input type="checkbox"/> Awning / Canopy	Length <u>72"</u>	Height <u>18"</u>	Area <u>9</u>
<input checked="" type="checkbox"/> Window	Window Length <u>9</u>	Window Height <u>7.25</u>	Area <u>65.25 sq.'</u>
<input type="checkbox"/> Portable			

Lighting: ☒ Internal ☐ External

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

16.31 sq. permitted.
9 sq. Proposed.

(OW)

Applicant's Signature _____

Date 3/31/16

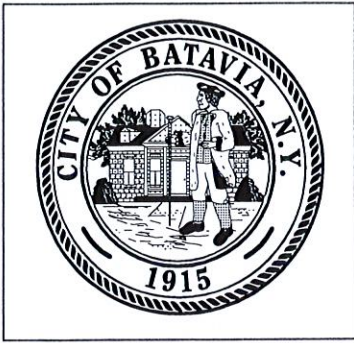
Issuing Officer _____

Date _____

Planning Board Chairperson _____

Date _____

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



Permit No.: _____
Date: _____
Zone: C-3

SIGN PERMIT APPLICATION City of Batavia

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

Pollyanna and Dot

APPLICANT/OWNER:

Name Ashley Bateman E-mail Address ashley@pollyannaanddot.com

~~27 Summit St.~~
202 E. Main St., Batavia 585-507-6524
Street Address Phone Fax

Batavia, NY 14020
City, State, Zip Code

ADDRESS OF SIGN:

202 E. Main St., Batavia

AREA OF SIGN:

Length 72 Width 18 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 _____ | Area _____ |
| <input type="checkbox"/> Wall | Wall Length _____ | Wall Height _____ | |
| <input type="checkbox"/> Projecting | | | |
| <input type="checkbox"/> Marquee | | | |
| <input type="checkbox"/> Awning / Canopy | Length <u>72</u> " <u>16</u> " | Height <u>18</u> " " <u>1.5</u> " | Area <u>9 sq.'</u> |
| <input checked="" type="checkbox"/> Window | Window Length <u>9</u> | Window Height <u>7.25</u> | Area <u>65.25 sq.'</u> |
| <input type="checkbox"/> Portable | | | |

Lighting: ☒ Internal ☐ External

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

7.31 sq' Permitted.
9 sq' Proposed.
1.69 sq' over

Note: This second window sign at 9 sq' will exceed the max. of 25% coverage of window with signage. This sign will require a special sign permit.

Applicant's Signature Ashley Bateman

Date 3/31/16

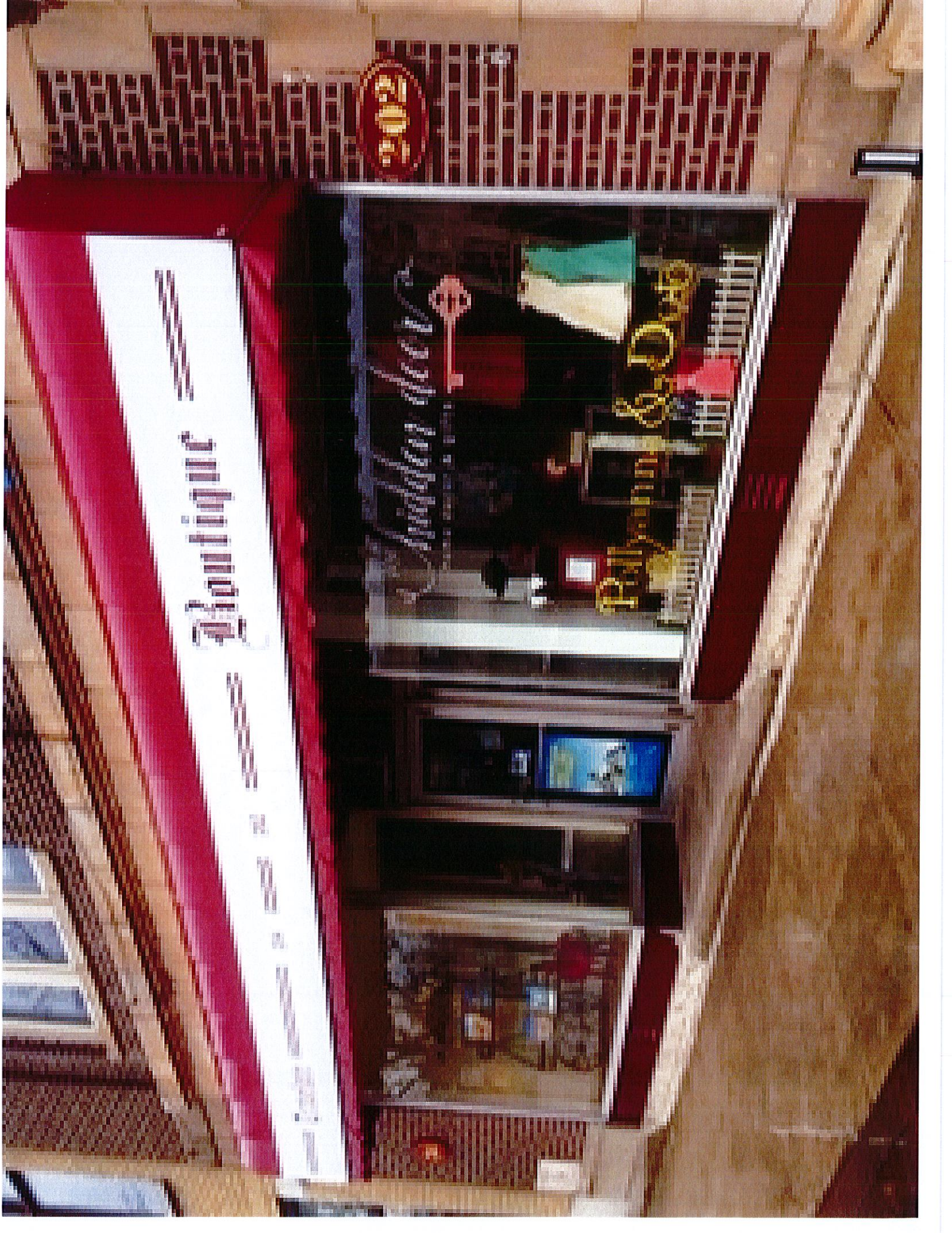
Issuing Officer _____

Date _____

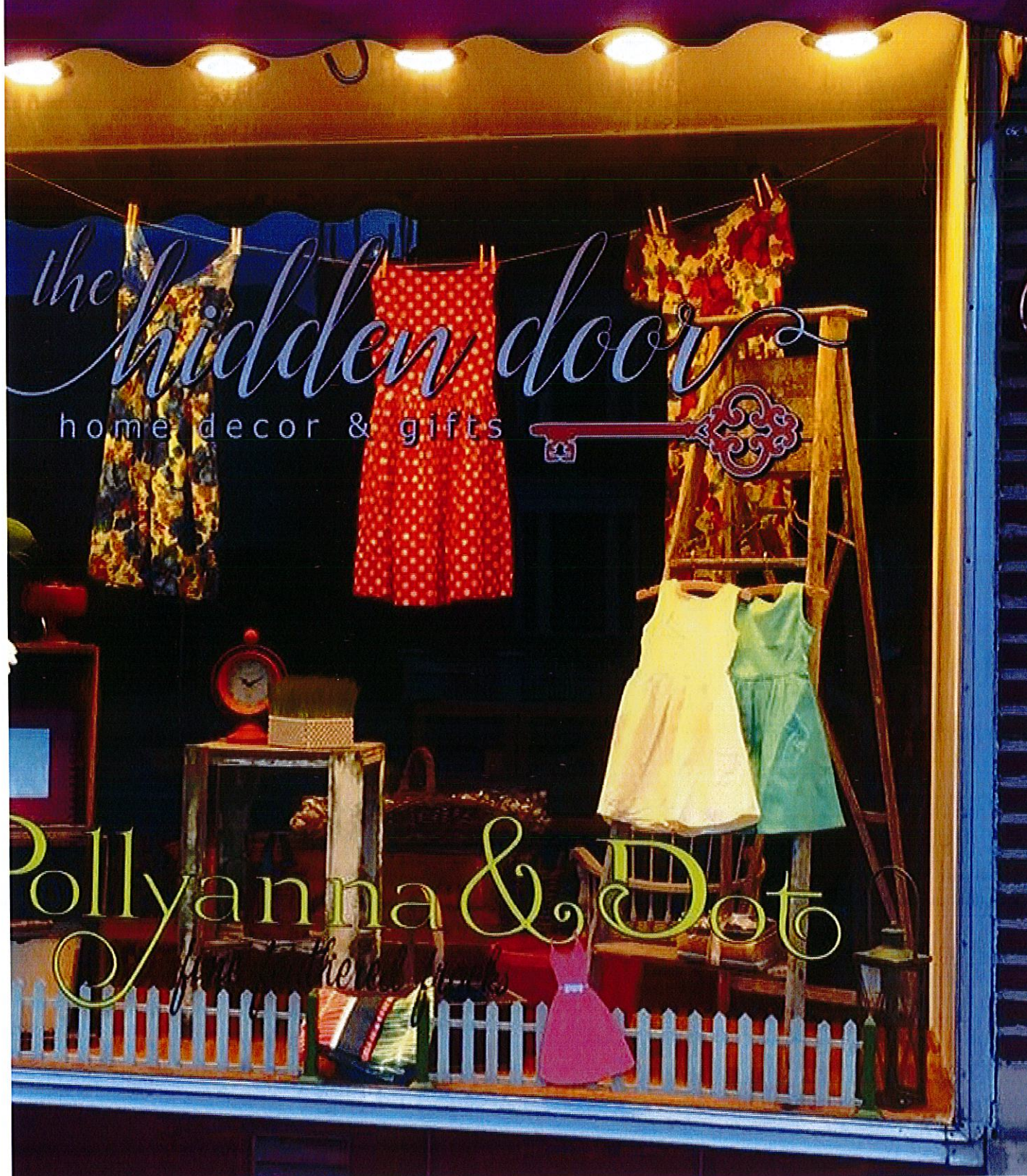
Planning Board Chairperson _____

Date _____

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



Boutique

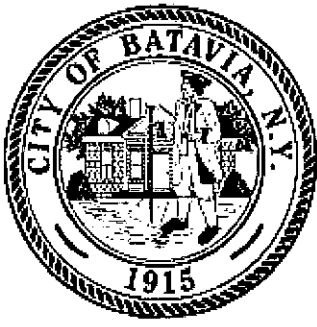


20

Pollyanna & Dot



USGS The National Map, National Boundaries Dataset, 3D Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset, U.S. Census Bureau - TIGER/Line



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: 3/21/16

Re: 220 East Main St.
Tax Parcel No. 84.058-1-7

Zoning Use District: C-3

The applicant, Richard Mistretta (business owner), has applied for approval to place a 1.16' x 16' awning 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 right of way of a state road or highway.

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) INFORMATIONBoard(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. _____**2. APPLICANT INFORMATION**Name Richard MistrettaAddress 267 State St.City, State, Zip Batavia, NY 14020Phone (585) 330 - 6022 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: Sign permit in BID

- Subdivision Proposal
☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:A. Full Address 220 East Main St.B. Nearest intersecting road LibertyC. Tax Map Parcel Number 84.058-1-7

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 a 1.16' tall x 16' long awning 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

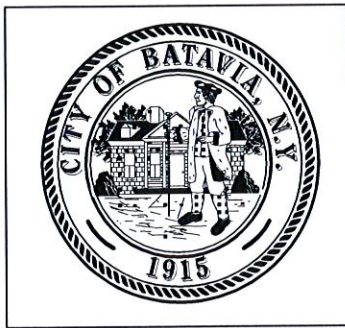
- ☒ Local application
☐ Site plan
☐ Subdivision plot plans
☐ SEQR forms

- ☐ 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

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-384,058-1-7**SIGN PERMIT APPLICATION****City of Batavia**

One Batavia City Centre, Batavia, NY 14020

(585) 345-6345 • Fax (585) 345-1385

APPLICANT/OWNER:Richard Mistretta RMISTRE1@rochester.rr.com

Name

E-mail Address

267 State Street585-330-6022

Street Address

Phone

Fax

Batavia, NY 14020

City, State, Zip Code

ADDRESS OF SIGN:220 E. Main street**AREA OF SIGN:**Length 16'Width 14"Area ? 18.66 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 / CanopyLength 20'Height —

Area _____

☐ Window

Window Length _____

Window Height _____

Area _____

☐ PortableNote: 20% of awning area permitted in C-3**Lighting:**☐ Internal☒ External**Existing Signs** (Please list all existing signs with dimensions):

Will replace existing "AJ's CRAFTS" sign with "VINYL RECORD REVIVAL". Length and size will be similar to "Genesee Valley Penny Saver" sign on same building. see attachments.

Applicant's Signature

Richard Mistretta

Date

March 3, 2016

Issuing Officer _____

Date _____

Planning Board Chairperson _____

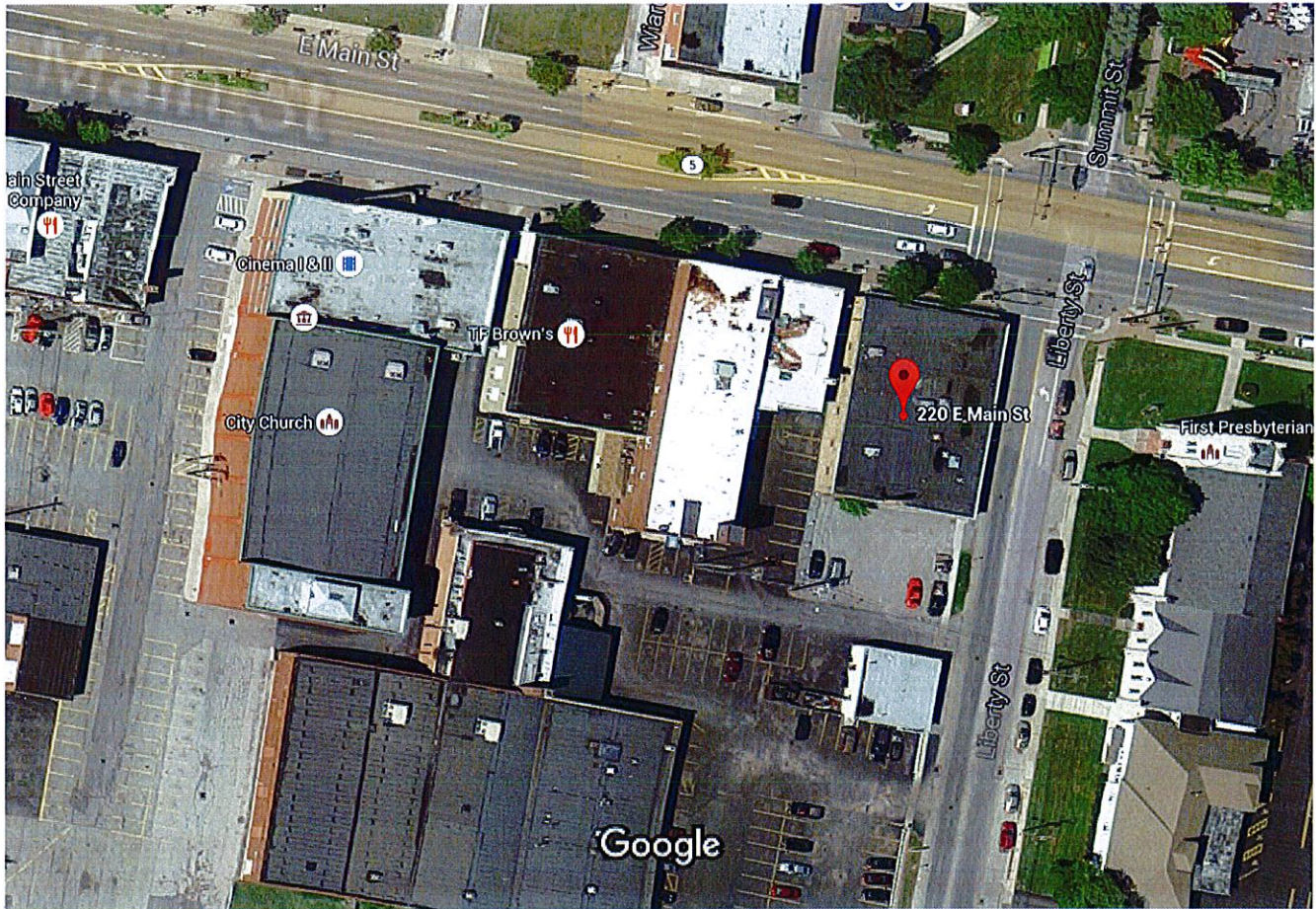
Date _____

FEES:X \$25 Sign Permit

_____ \$50 Special Sign Permit

_____ \$10 Portable Sign

Google Maps 220 E Main St



Imagery ©2016 Google, Map data ©2016 Google 50 ft

220 E Main St

Batavia, NY 14020

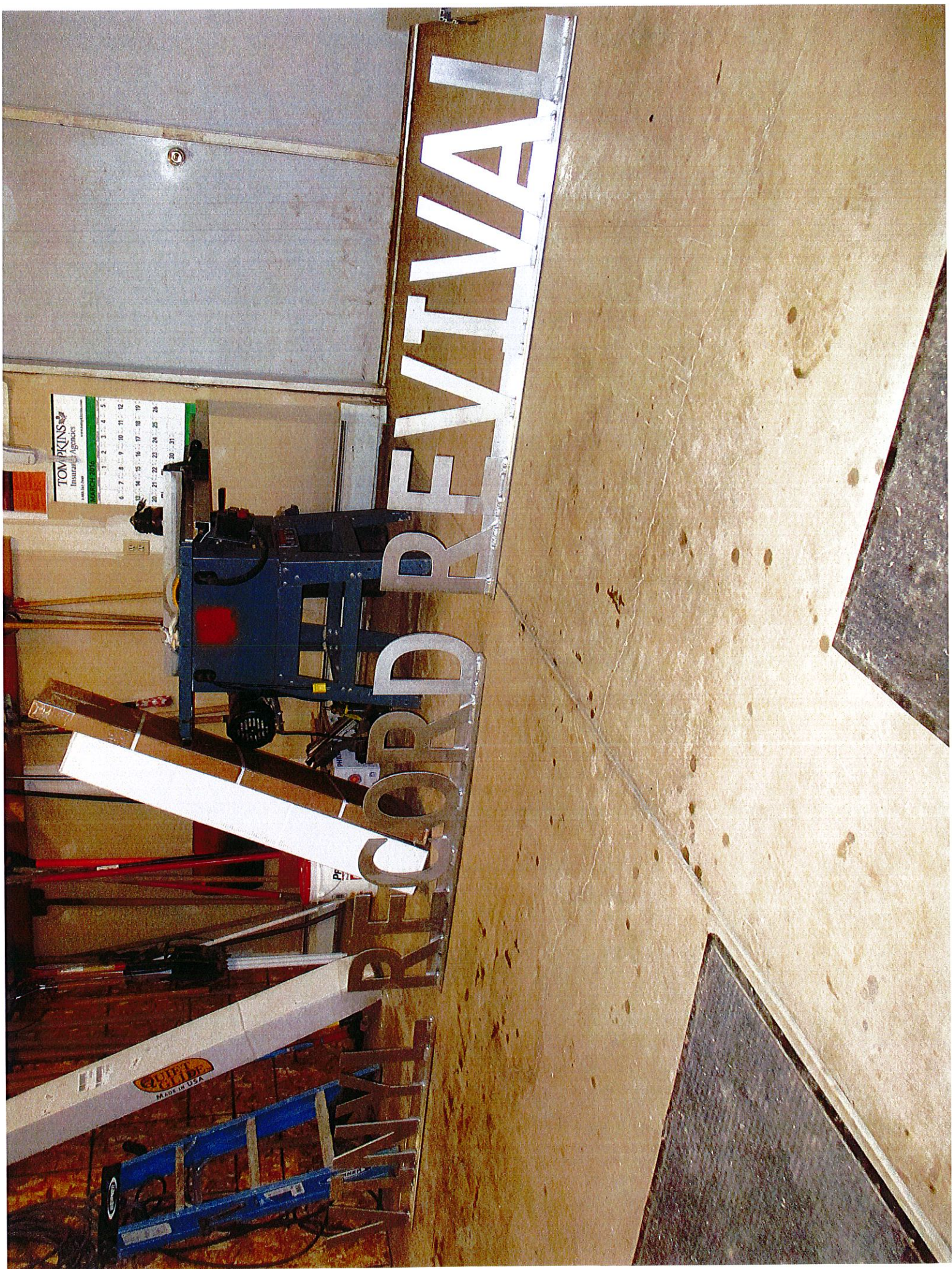
At this location**Aj's Crafts**

Craft Store · east 14020, E Main St

Restoration Society Inc

Mental Health Service · E Main St



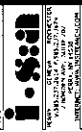


TOMPKINS
Insurance Agencies
1000 Main Street
New York, NY 10014
Tel: (212) 512-1234
Fax: (212) 512-1235

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31				

MADE IN USA

In office: architecture



PRELIMINARY:
NOT FOR
CONSTRUCTION

CONSULTANTS:

STAMP

PROJECT NAME
HARDING BUILDING
RENOVATIONS

222 MAIN STREET
MOUNTAIN VIEW, MO 64061

PROJECT NUMBER: 1212

DATE: 09/04/2017

DRAWN BY: DMCC

CHECKED BY: RP

SHEET TITLE

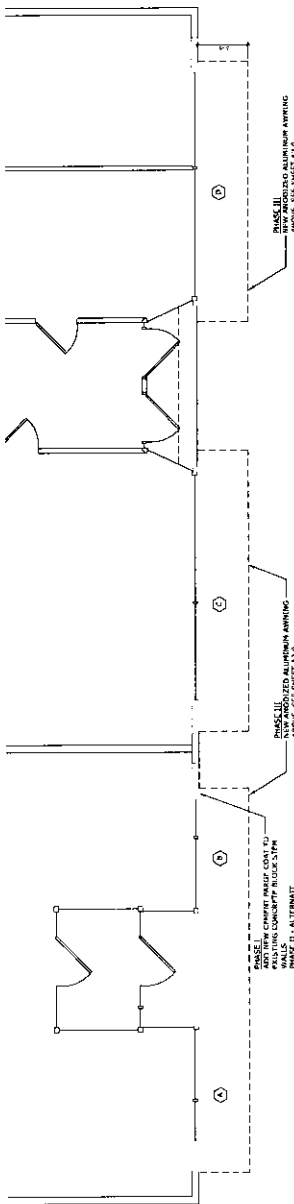
FLOOR PLAN,
ELEVATION
WINDOWS

SHEET NUMBER

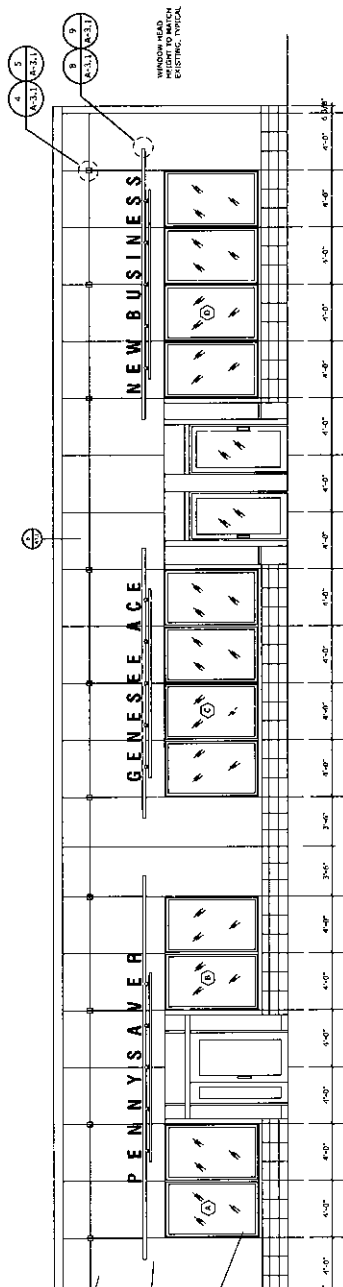
A-1.1

PHASING PLANNING
PHASING OF CONSTRUCTION WILL OCCUR AS SHOWN
ON THIS ELEVATION. CONSTRUCTION SHALL BE
CONSTRUCTED IN SEQUENTIAL ORDER
STARTING WITH PHASE I.

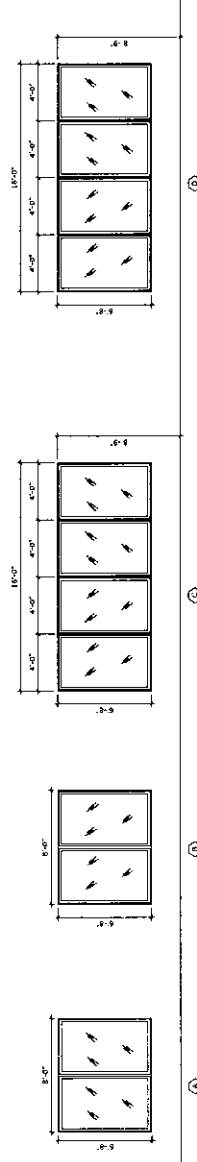
PHASE I
REMOVAL OF EXISTING METAL PANELS AND PARAPET CAP
SURFACES. INSTALLATION OF NEW ALUMINUM
SURFACES. INSTALLATION OF NEW ALUMINUM
INSTALLATION OF NEW ALUMINUM CAP AND NEW CEMENT
BOARD WALL PANELS.
PHASE II
INSTALL NEW ALUMINUM CLAD WOOD WINDOWS WITH ALL
ASSOCIATED WATERPROOFING LAYERS.
PHASE III
REMOVE EXISTING CONCRETE BLOCK STEP WALLS WITH
REMOVAL OF EXISTING CONCRETE BLOCK STEP WALLS.
PHASE IV
INSTALL NEW CONCRETE BLOCK STEP ADJACENT TO NEW
WINDOWS C AND D. INSTALL NEW CONCRETE STOOD.
PHASE V
INSTALL NEW ALUMINUM CLAD WOOD WINDOWS WITH ALL
ASSOCIATED WATERPROOFING LAYERS.
PHASE VI
INSTALL NEW METAL AWNINGS, SIGNAGE AND LIGHTING AS
SHOWN



1 PROPOSED PARTIAL FLOOR PLAN
1/4"=1'-0"



2 PROPOSED NORTH ELEVATION - ALL PHASES SHOWN
1/4"=1'-0"



3 PROPOSED WINDOW ELEVATIONS - PHASE II
1/4"=1'-0"

NOTES:
ALL WINDOWS TO BE "THERMALLY" ALUMINUM CLAD WOOD, INSULATING LOW E-GLASS W/ARGON GAS OR EQUAL.
ALL WINDOWS TO BE "THERMALLY" ALUMINUM CLAD WOOD, INSULATING LOW E-GLASS W/ARGON GAS OR EQUAL.
CONTRACTOR TO VERIFY ALL WINDOW OPENING DIMENSIONS AND ACTUAL WINDOW DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.

