

# PLANNING & DEVELOPMENT COMMITTEE

**Tuesday, August 16, 2016**

*6:00 pm*

Council Board Room

One Batavia City Centre, Batavia NY

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## **AGENDA**

- I. Roll Call
- II. Call to Order
- III. Approval of Minutes – 7/19/16
- IV. Proposals

**Address:** *230 Ellicott St.*

**Applicant:** Steve Fairbanks (sign contractor)

Proposal 1: Placement of two unlit wall signs on the north elevation of this commercial building located within the BID

Actions:

- 1. Remove from the table
- 2. Review application
- 3. Discussion and action by the board

**Address:** *61 River St.*

**Applicant:** Fred Mruczek (owner)

Proposal 2: Addition of a 14' wide x 30' long stone driveway in the northwest portion of the front yard. This driveway will be in addition to a driveway in the southwest portion of this newly developed two family dwelling property

1. Review application  
2. Discussion and recommendation to the ZBA

**Address:** *206 East Main Street*

**Applicant:** Vic Marchese (owner)

Proposal 3: Special Sign Permit: Placement of one 30" x 25" window sign on the entrance door; one window mural to cover the entire window surface on the north elevation's west side; and one painted wall mural on the east elevation on the north corner of this commercial building located within the BID

Actions:

- 1. Remove application from table
- 2. Review application
- 3. Discussion and action by the board

**Address:** 7-9 Mill St.  
**Applicant:** Ryan Macdonald (purchaser)

- Proposal 4: Operation of an existing 8 room, 8 occupant rooming house structure. The applicant is purchasing this property from the present rooming house operator, Mary Sorce
- Actions: 1. Review application  
2. Discussion and action by the board

**Address:** 60 Main St.  
**Applicant:** Brenden Mullen (business owner)

- Proposal 5: Placement of two exterior lit wall signs on the south elevation of this commercial building located within the BID. One of the signs will require a Special Sign Permit
- Actions: 1. Review application  
2. Discussion and action by the board

**Address:** 55 Main St.  
**Applicant:** Premier Sign Systems (sign contractor)

- Proposal 6: Placement of one 2.16' x 12.16' exterior lit wall sign on the south elevation and one 2.16' x 12.16' exterior lit wall sign on the north elevation of this commercial building located within the BID
- Actions: 1. Review application  
2. Discussion and action by the board

**Address:** 150 Washington Ave.  
**Applicant:** Premier Sign Systems (sign contractor)

- Proposal 7: Special Sign Permits: Placement of two internally lit canopy signs, one on the north elevation and one on the south elevation of this commercial building located within the BID
- Actions: 1. Review application  
2. Discussion and action by the board

**Address:** 20 Jefferson Sq.  
**Applicant:** Mike Hodgins (sign contractor)

- Proposal 8: Placement of one exterior lit wall sign on the south elevation and one exterior lit wall sign on the east elevation of this commercial building located within the BID
- Actions: 1. Review application  
2. Discussion and action by the board

**Address:** 34-40 Oak St.  
**Applicant:** Kati Mancuso (business owner)

- Proposal 9: Special Sign Permits: Placement of one internally lit canopy sign on the south elevation and three window signs, one on the north elevation, one

on the west/front elevation, and one on the entry door on the south elevation of this commercial building located within the R-2 residential use district

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

V.     Other/ New Business/Updates: Digital Sign Code

VI.    Setting of Next Meeting: September 20, 2016

VII.   Adjournment

# PLANNING & DEVELOPMENT COMMITTEE

## *MINUTES*

**July 19, 2016**

**6:00 pm**

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *Matthew Gray, Robert Knipe, Duane Preston, Rachael Tabelski*

Members absent: Edward Flynn, Marc Staley (Alt.)

Others present: Meg Chilano – Recording Secretary, Doug Randal – Code Enforcement Officer

### **I. Roll Call**

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

### **II. Call to order**

Mr. Preston called the meeting to order at 6:01 pm.

### **III. Previous Meeting Minutes**

**MOTION:** Mr. Knipe moved to approve the minutes; the motion was seconded by Ms. Tabelski, and on roll call, was approved 4-0.

**RESULT: Approval of June 28, 2016 meeting minutes.**

### **IV. Proposals**

Mr. White was not in attendance for the second time. The board decided to wait to see if Mr. White showed up. They voted on the second application first, and then came back to *59 Lyon St.* at a later point.

- A. Addition of a driveway to the southeast portion of this property by placing pavers and loose stone to form a 16' wide x 60' long area for parking. This would be in addition to the existing 12' wide asphalt driveway in the northeast portion of this property

Address: *59 Lyon St.*

Applicant: Randy White (owner)

- Actions:
1. Remove application from table
  2. Review application
  3. Public hearing
  4. Discussion and recommendation to the ZBA

#### **1. Remove Application from the Table**

**MOTION:** Ms. Tabelski moved to remove the application from the table; the motion was seconded by Mr. Gray, and on roll call, was approved 4-0.

**RESULT: Application removed from table.**



## **2. Review Application**

Mr. Preston summarized the proposal. The property at 59 Lyon is actually comprised of two parcels. The Genesee County Planning Board recommended for the two parcels to be merged before making a decision.

Mr. Knipe asked if the merger is an issue and Mr. Randall responded that it is. He explained that the parcels must be merged in order for the applicant to use the space for parking, which is considered an accessory use and not a principle use.

## **3. Public Hearing**

Mr. Gray noted that Mr. White has now failed to appear for the second time, and that considering that members of the public wished to speak regarding the project, the board should open a public hearing.

**MOTION:** Mr. Gray moved to open the public hearing; the motion was seconded by Mr. Knipe, and on roll call, was approved 4-0.

**RESULT: Public hearing opened.**

James Wierda, 57 Lyon St., spoke in opposition to the project. He said that he objects to the addition of another driveway because it will make his view from his front window and his porch look like a parking lot, and further, it will not improve the look of the neighborhood. He commented that he would not mind as much if Mr. White installed a fence that went to the sidewalk.

Mr. Gray asked how far away the driveway is from Mr. Wierda's house and he answered 6-8'. Mr. Wierda noted that the curb cut is on his property, but there is no curb cut for the space where the residents of 59 Lyon St. park. He said that when they exit the area where they park, they are using his property.

Mr. Knipe asked if a fence that extended to the sidewalk would impede visibility and Mr. Randall responded that it would. Mr. Randall said that starting from the front property line and extending back 15', a fence can only be 3' high.

Mr. Preston asked if Mr. Wierda would think differently about the project if the driveway is made from asphalt rather than stone. Mr. Wierda pointed out that the space will still look like a parking lot. Mr. Wierda said that even though only three people live at 59 Lyon St., they have many vehicles.

Ms. Tabelski asked for clarification of the driveway at 59 Lyon St. They already have a black-top driveway that extends to the garage.

**MOTION:** Mr. Knipe moved to close the public hearing; the motion was seconded by Mr. Gray, and on roll call, was approved 4-0.

**RESULT: Public hearing closed.**

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

Ms. Tabelski said she thinks the amount of overage in the size of the driveway is too great. She also noted that the fact that the applicant would be turning a large portion of the front

yard into a second driveway, creating negative consequences for the neighborhood. Mr. Knipe agreed. Ms. Tabelaški added that she believes the need for this variance is self-created because the applicant has an existing driveway which can accommodate a number of vehicles, along with a garage.

**MOTION:** Ms. Tabelaški moved to recommend disapproval to the ZBA; the motion was seconded by Mr. Gray, and on roll call, was approved 4-0.

**RESULT: Recommend disapproval to the ZBA.**

- B. Special Sign Permit: placement of two 15.64' x 1.5' window signs on the north elevation of this commercial building located within the BID

Address: 85-89 Main St.

Applicant: Ken Mistler (owner)

- Actions: 1. Review application Remove application from table  
2. Discussion and action by the board

### 1. Review Application

Mr. Preston read the summary of the proposal and reported that the Genesee County Planning Board recommended approval.

Mr. Mistler explained that this application represents a change in size from the previous one.

### 2. Discussion and Action by the Board

Mr. Preston asked if there were any other changes. Mr. Mistler responded that he would like to add a small awning to the side of the building.

Mr. Preston asked if the amount of seating changed and Mr. Mistler said no.

Ms. Tabelaški asked if there are exits for the patio other than the one through the restaurant. Mr. Mistler answered that there is one on the side.

**MOTION:** Mr. Knipe moved to approve the application; the motion was seconded by Mr. Gray, and on roll call, was approved 4-0.

**RESULT: Special Sign Permit approved.**

- C. Special Sign Permit: placement of a 30" x 25" window sign on the entrance door; one window mural to cover the entire window surface on the north elevation's west side; and one painted wall mural on the east elevation on the north corner of this commercial building located within the BID

Address: 206 East Main St.

Applicant: Vic Marchese (owner)

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

### **1. Review Application**

Mr. Marchese was not in attendance.

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

**MOTION:** Ms. Tabelski moved to table the application; the motion was seconded by Mr. Knipe, and on roll call, was approved 4-0.

**RESULT: Special Sign Permit tabled.**

- D. Minor Subdivision: Division of this property into two separate parcels, one of which will be 9,278.28 sq.', containing an existing commercial building, and the other containing 26,266.68 sq.' of vacant land

Address: 3-9 Webster Ave.

Applicant: David M. Pero (owner)

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

### **1. Review Application**

Mr. Preston summarized the proposal. Mr. Pero explained that there is nothing going on with the property; he is just subdividing it.

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

Ms. Tabelski asked if there is a business on the property, and Mr. Pero clarified that the property is the location for Trash Away, the business owned by his sons.

**MOTION:** Ms. Tabelski moved to make the PDC the lead agency to conduct SEQR; the motion was seconded by Mr. Knipe, and on roll call, was approved 4-0.

**RESULT: PDC lead agency to conduct SEQR.**

Mr. Preston asked if the board had reviewed the SEQR application and they indicated they had.

**MOTION:** Mr. Gray moved to approve a negative declaration of SEQR; the motion was seconded by Ms. Tabelski, and on roll call, was approved 4-0.

**RESULT: Negative declaration of SEQR**

**MOTION:** Mr. Gray moved to approve the application; the motion was seconded by Mr. Knipe, and on roll call, was approved 4-0.

**RESULT: Minor Subdivision approved.**

- E. Sign Permit: placement of one 2' 8" x 17' 10" interior lit wall sign on the north elevation and one 2' x 13' 5" interior lit wall sign on the south elevation of this commercial building located within the BID

Address: 69-71 Main St.

Applicant: Michael Mammano (sign company agent)

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

**1. Review Application**

Mr. Preston summarized the proposal and reported that the Genesee County Planning Board recommended approval. Mr. Mammano explained that he intends to remove the existing sign and replace it with the same kind of sign. The only difference is that the new version will say “Key Bank.”

**2. Discussion and Action by the Board**

Ms. Tabelski noted that even though she supports approval of the sign and the Genesee County Planning Board recommended approval, the sign is, nevertheless, a nonconforming sign in the BID district.

**MOTION:** Mr. Knipe moved to approve the application; the motion was seconded by Mr. Gray, and on roll call, was approved 4-0.

**RESULT: Special Sign Permit approved.**

- F.     Widen an existing 13.66’ wide asphalt driveway by placing 2.34’ of asphalt to the south side of the existing driveway

Address:           28 Trumbull Pkwy.  
Applicant:        Jason Forkey (owner)

- Actions:           1. Review application  
                      2. Discussion and recommendation to the ZBA

**1. Review Application**

Mr. Preston summarized the proposal. Mr. Forkey explained that there is a retaining wall at the beginning of the driveway and the driveway is narrow at the bottom part. The driveway widens as it approaches the garage. Mr. Forkey said that he would like to widen the lower part of the driveway to make it even with the upper part.

**2. Discussion and Recommendation to the ZBA**

Mr. Gray asked if the retaining wall was in place before Mr. Forkey bought the property and he answered yes. He explained that the retaining wall is falling apart and that he has already purchased a new one to install.

Mr. Gray asked if the extension to the driveway would put it near the front of the house and Mr. Forkey responded that it would not.

**MOTION:** Ms. Tabelski moved to recommend approval of the application to the ZBA; the motion was seconded by Mr. Knipe, and on roll call, was approved 4-0.

**RESULT: Recommend approval to the ZBA.**

- G.     Special Sign Permit: placement of two unlit wall signs on the north elevation of this commercial building located within the BID

Address: 230 Ellicott St.  
Applicant: Steve Fairbanks (sign contractor)

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

**1. Review Application**

Mr. Fairbanks was not in attendance.

**2. Discussion and Action by the Board**

**MOTION:** Ms. Tabelski moved to table the application; the motion was seconded by Mr. Knipe, and on roll call, was approved 4-0.

**RESULT: Special Sign Permit was tabled.**

**V. Other/New Business/Updates**

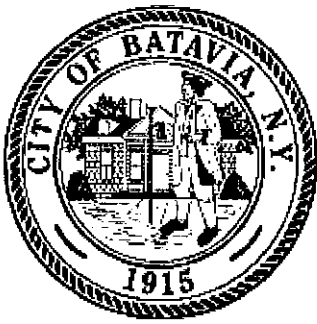
**VI. Setting of Next Meeting:** August 16, 2016

**VII. Adjournment**

Mr. Knipe moved to adjourn the meeting at 6:35 pm; the motion was seconded by Ms. Tabelski. All voted in favor.

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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: 6/30/16

Re: 230 Ellicott St.  
Tax Parcel No. 84.066-1-4

Zoning Use District: C-3

The applicant, Steve Fairbanks (sign contractor), has applied for approval to place two unlit wall 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 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, 190-43 R The PDC shall approve or deny the issuance of Special Sign Permits.

BMC 190-43 F and Exhibit A

Only one sign is permitted for each street frontage. Two are proposed.

**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 Steve Fairbanks for Habitat for HumanityAddress 230 Ellicott St.City, State, Zip Batavia, NY 14020Phone (585) 345 - 1656 Ext. \_\_\_\_\_ Email info@geneseehabitat.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: Signs in BID

- Subdivision Proposal  
☐ Preliminary  
☐ Final

**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**A. Full Address 230 Ellicott St.B. Nearest intersecting road LibertyC. Tax Map Parcel Number 84.066-1-4

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), 190-43 R and 190-43 F and Exhibit AC. Please describe the nature of this request Approval to place two wall signs on the north elevation of thisCommercial property located within the Business Improvement District.**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

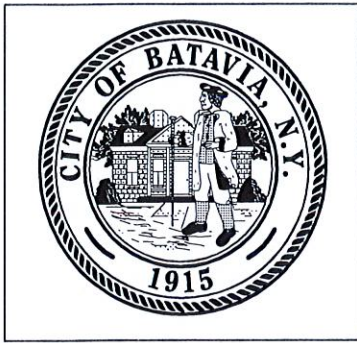
- ☒ Local application  
☐ Site plan  
☐ Subdivision plot plans  
☐ SEQR forms

- ☐ 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 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-384,066-1-4**SIGN PERMIT APPLICATION****City of Batavia**One Batavia City Centre, Batavia, NY 14020  
(585) 345-6345 • Fax (585) 345-1385**APPLICANT/OWNER:**Name Habitat for Humanity of Genesee Co. E-mail Address info@geneseehabitat.comStreet Address 230 Ellicott St. Phone 345-1654 Fax \_\_\_\_\_City, State, Zip Code Batavia, NY 14020ADDRESS OF SIGN: 230 Ellicott St., Batavia, NY 14020AREA OF SIGN: Length 348" Width 24" Area 58 sq FTTYPE OF SIGN: Wall sign 29' (Habitat) 2'  
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 \_\_\_\_\_

☒ WallWall Length 37'Wall Height 17'Area 629 sq. Ft.☐ Projecting☐ Marquee☐ Awning / Canopy

Length \_\_\_\_\_

Height \_\_\_\_\_

Area \_\_\_\_\_

☐ Window

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

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

Area \_\_\_\_\_

☐ Portable94.35 sq' per.  
58 Prop.  
(ow)Lighting: ☐ Internal ☐ External

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

NoneApplicant's Signature [Signature]Date 6-23-16

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

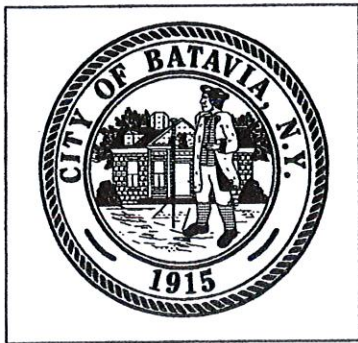
Date \_\_\_\_\_

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

Date \_\_\_\_\_

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





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:**

Name Habitat for Humanity of Genesee Co. E-mail Address info@geneseehabitat.com  
Street Address 230 Ellicott St. Phone 345-11654 Fax \_\_\_\_\_  
City, State, Zip Code Batavia, NY 14020

**ADDRESS OF SIGN:**

230 Ellicott St., Batavia, NY 14020

**AREA OF SIGN:**

Length 84" Width 24" Area 14 sq FT

**TYPE OF SIGN:**

Wall (Restore)

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 \_\_\_\_\_  
Wall Length 9'

Height \_\_\_\_\_  
Wall Height 17'

Area 153 sq FT

☒ Wall

☐ Projecting

☐ Marquee

☐ Awning / Canopy

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

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

Area \_\_\_\_\_  
Area \_\_\_\_\_

☐ Window

☐ Portable

**Lighting:**

☐ Internal

☐ External

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

NONE

Applicant's Signature

[Signature]

Date 6-23-16

Issuing Officer

Date

Planning Board Chairperson

Date

**FEES:**

\$25 Sign Permit

☒ \$50 Special Sign Permit

\$10 Portable Sign

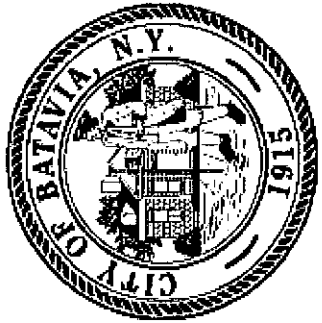












*City of Batavia*  
**Department of Public Works**  
**Bureau of Inspections**

One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Planning and Development Committee  
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 7/11/16

Re: 61 River St.  
Tax Parcel No. 84.009-2-61

Zoning Use District: R-2

The applicant, Fred Mruzek (owner), has applied for a permit to add a 14' wide x 30' long stone driveway in the northwest portion of the front yard. This driveway will be in addition to a driveway in the southwest portion of this newly developed two family dwelling property.

**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) (13).**

**Review and Approval Procedures:**

**City Planning and Development Committee-**

Pursuant to section 190-49 C. of the zoning ordinance, the Planning and Development Committee shall review and make recommendations to the ZBA for applications that include parking variances.

**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

**BMC Sec. 190-39 E (1) The width of driveways shall not exceed 25% of the lot frontage.**

	<u>Permitted</u>	<u>Proposed</u>	<u>Difference</u>
Driveway width	17.42' (25%)	32.57' (47%)	15.15' (22%)



**CITY OF BATAVIA**  
**APPLICATION TO THE ZONING BOARD OF APPEALS**

Application No.: \_\_\_\_\_  
Hearing Date/Time: \_\_\_\_\_

**APPLICANT:**

**FRED MRUCZEK**  
Name 1 VALLE DR E-Mail Address 585-705-0618  
Street Address BATAVIA Phone 14020  
City NY State NY Zip 14020

**STATUS:** ☒ Owner \_\_\_\_\_ Agent for Owner \_\_\_\_\_ Contractor \_\_\_\_\_

**OWNER:**

**FRED MRUCZEK**  
Name 1 VALLE Dr E-Mail Address 585 705 0618  
Street Address BATAVIA Phone 14020  
City NY State NY Zip 14020

**LOCATION OF PROPERTY:** 61 River St

**DETAILED DESCRIPTION OF REQUEST:**

CREATE SECOND DRIVEWAY For Two Family  
Duplex EACH APARTMENT WILL HAVE Separated  
Driveway

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.

Fred Mruczek July 10 2016  
Applicant's Signature Date  
Fred Mruczek July 10 2016  
Owner's Signature Date

*To be Filled out by Zoning Officer*

**TAX PARCEL:** 84.009-2-61 **ZONING DISTRICT:** R-2 **FLOOD PLAIN:** NO  
**TYPE OF APPEAL:** ☒ Area Variance **FEE:** ☒ \$50 (One or Two Family Use)  
☐ Use Variance ☐ \$100 (All other Uses)  
☐ Interpretation  
☐ Decision of Planning Committee

Provision(s) of the Zoning Ordinance Appealed: BMC 190-39 E(1) The width of  
driveways shall not exceed 25% of the lot frontage.

## 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 produce an undesirable change in the neighborhood or a detriment to nearby properties.

NO

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. NO

3. **Substantiality.** The requested area variance is not substantial. yes, not substantial

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.

NO

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.

NO

Ariel Murray

Applicant's Signature

July 10, 2016  
Date



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

**DRIVEWAY AND PARKING SPACE PERMIT**  
\$10 fee – Please attach Survey / Illustration

**APPLICANT:**

Name Fred Muczek E-mail Address \_\_\_\_\_  
Street Address 1 VALLE Dr. Phone 585 705 0618  
City Batavia State N.Y. Zip 14020

☒ Owner \_\_\_\_\_ Agent for Owner \_\_\_\_\_ Contractor \_\_\_\_\_

**OWNER:**

Name Fred Muczek E-mail Address \_\_\_\_\_  
Street Address 1 VALLE Dr. Phone 585 705 0618  
City Batavia State N.Y. Zip 14020

**ADDRESS OF PROPERTY:**

61 River St

**DIMENSIONS OF EXISTING DRIVEWAY:**

Width 14'

Length 50'

(south side)  
Of Prop.

**DIMENSIONS OF NEW DRIVEWAY / ADDITION:**

Width 14'

Length 30'

**SURFACE MATERIAL:** Existing stone

Proposed stone

Applicant's Signature Fred Muczek

Date July 10, 2016

Owner's Signature Fred Muczek

Date July 10, 2016

To be filled out by Zoning Enforcement Officer

**TAX PARCEL:**

ZONING DISTRICT: \_\_\_\_\_ SURVEY: \_\_\_\_\_

DIMENSIONS OF LOT: Lot Frontage \_\_\_\_\_ Front Yard \_\_\_\_\_

PERCENTAGE OF LOT FRONTAGE: \_\_\_\_\_ SURFACE MATERIAL: \_\_\_\_\_

APPROVED: \_\_\_\_\_ AREA VARIANCE: \_\_\_\_\_ GRADE PLAN: \_\_\_\_\_

ISSUING OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_



GREGORY W. TOWNSEND  
Licensed Land Surveyor  
435 East Main Street  
Batavia, New York 14020  
Phone (585) 344-1331  
Fax (585) 219-4313



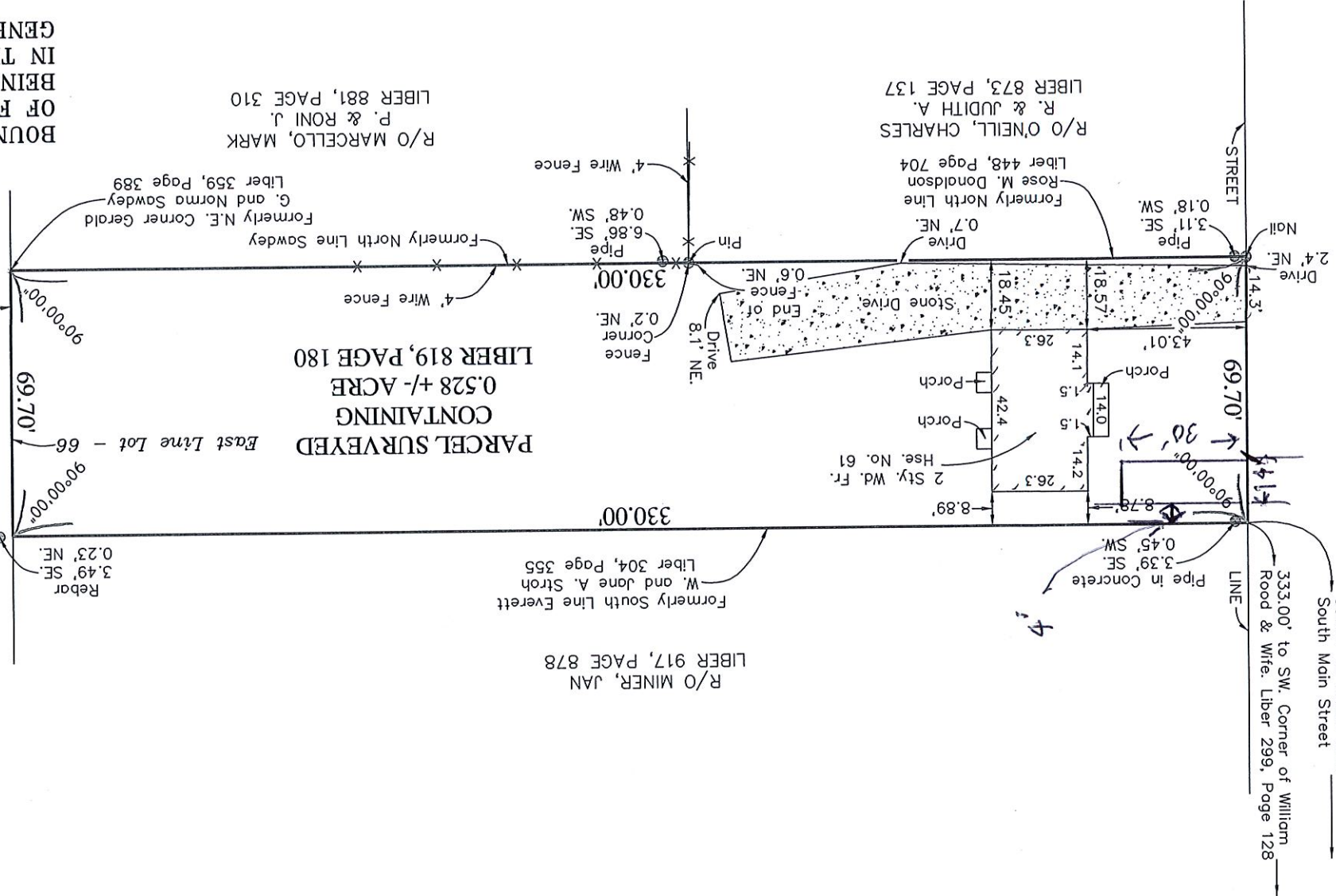
"UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."  
"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."  
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

BOUNDARY SURVEY SHOWING THE PROPERTY OF FREDERICK A. AND MARYANN MRUCZEK BEING PART OF VILLAGE LOT 66, SITUATE IN THE CITY OF BATAVIA, COUNTY OF GENESEE AND STATE OF NEW YORK.

JULY 5, 2016  
SCALE 1" = 40'  
JOB NO. 16-232

DATE  
N.Y.S.R.T.S. NO. 50249

R/O BATAVIA TOWNHOUSES, LIMITED  
LIBER 492, PAGE 323  
Formerly West Line  
Batavia Housing Authority



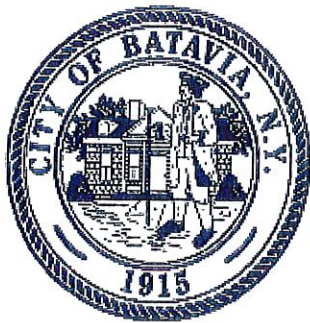
LEGEND  
● EXISTING IRON STAKE

RIVER STREET (49.5' R.O.W.)

837.4' to South Line  
South Main Street

333.00' to SW. Corner of William  
Road & Wife. Liber 299, Page 128





*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: 6/28/16

Re: 206 East Main St.  
Tax Parcel No. 84.058-1-2

Zoning Use District: C-3

The applicant, Vic Marchese (owner), has applied for approval to place one 30" x 25" window sign on the entrance door; one window mural to cover the entire window surface on the north elevations west side; and one painted wall mural on the east elevation in the north corner 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 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 Only one wall sign per street frontage is permitted.

BMC 190-43 F and Exhibit A Window signs are not permitted to exceed 25% of the window area.

BMC 190-3 (definitions) Sign- A structure or devise designed or intended to convey information to the public in written or pictorial form.

**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 Vic MarcheseAddress 206 East Main St.City, State, Zip Batavia, NY 14020Phone (585) 343 - 0007

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: Signs in BID

Subdivision Proposal

☐ Preliminary☐ Final**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**A. Full Address 206 East Main St.B. Nearest intersecting road Center St.C. Tax Map Parcel Number 84.058-1-2

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 1 permitted window sign, 1 "special sign permit" window sign and 1 "special sign permit" wall sign on 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

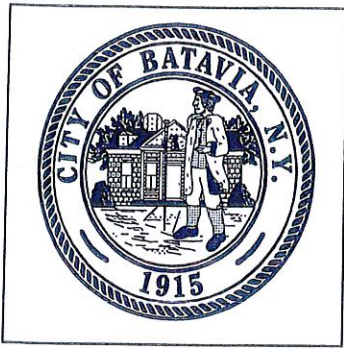
If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

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 drrandall@batavianewyork.com





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

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

Zone: C-384,058-1-2**SIGN PERMIT APPLICATION****City of Batavia**

One Batavia City Centre, Batavia, NY 14020

(585) 345-6345 • Fax (585) 345-1385

**APPLICANT/OWNER:**

Name

Vic Marchese

E-mail Address

Street Address

206 E Main St

Phone

343-0007

Fax

343-6913

City, State, Zip Code

Batavia NY 14020**ADDRESS OF SIGN:**206 E Main St**AREA OF SIGN:**

Length

30"

Width

25"

Area

750 sq ft**TYPE OF SIGN:**Door/Window sign (Main St. Pizza Co.)

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

Vm

Date

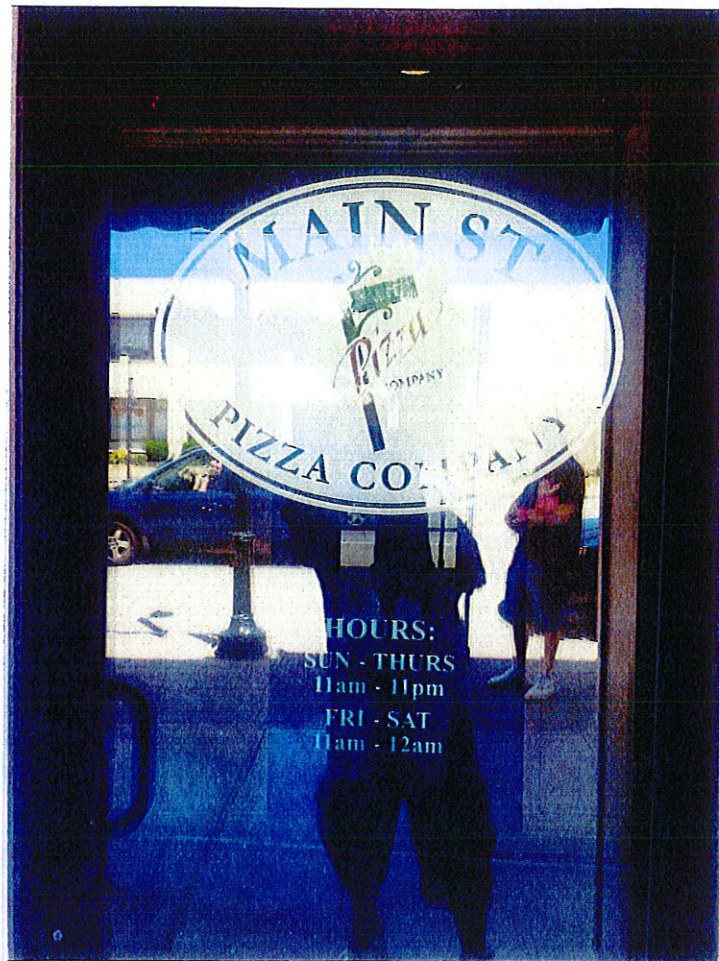
Issuing Officer

Date

Planning Board Chairperson

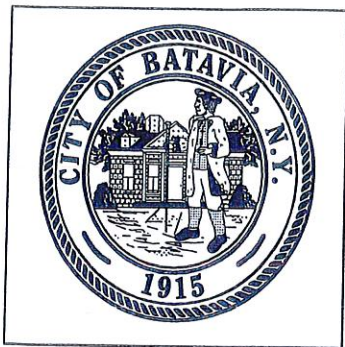
Date

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



HOURS:  
SUN - THURS  
11am - 11pm  
FRI - SAT  
11am - 12am





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:**Name Vic Marchese

E-mail Address \_\_\_\_\_

Street Address 206 E main stPhone 343-0007Fax 343-6953City, State, Zip Code Batavia NY 14020**ADDRESS OF SIGN:** \_\_\_\_\_**AREA OF SIGN:**Length 7' Width 18' Area \_\_\_\_\_**TYPE OF SIGN:**Window mural

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 18'

Height \_\_\_\_\_

Area \_\_\_\_\_

☒ WindowWindow Length 7'

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

Area \_\_\_\_\_

☐ Portable**Lighting:**☐ Internal☐ External**Existing Signs** (Please list all existing signs with dimensions):\_\_\_\_\_  
\_\_\_\_\_Applicant's Signature Vic Marchese

Date \_\_\_\_\_

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

Date \_\_\_\_\_

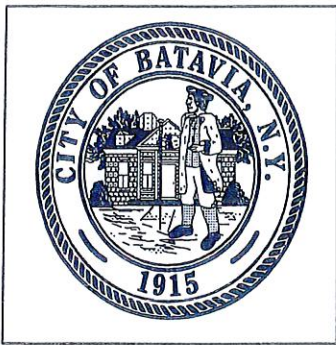
Planning Board Chairperson \_\_\_\_\_

Date \_\_\_\_\_

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







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:

Name Vic Marchese E-mail Address \_\_\_\_\_  
Street Address 206 E Main St Phone 343-0007 Fax 343-6913  
City, State, Zip Code Batavia NY 14020

#### ADDRESS OF SIGN:

206 E Main St

#### AREA OF SIGN:

Length 8'2" Width 8' Area \_\_\_\_\_

#### TYPE OF SIGN:

Wall Painting on North east corner of Bldg. Facing east.

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>84'</u>	Wall Height <u>35'</u>	Area _____
<input type="checkbox"/> Projecting			
<input type="checkbox"/> Marquee			
<input type="checkbox"/> Awning / Canopy	Length <u>8'</u>	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):

\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature [Signature]

Date \_\_\_\_\_

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

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





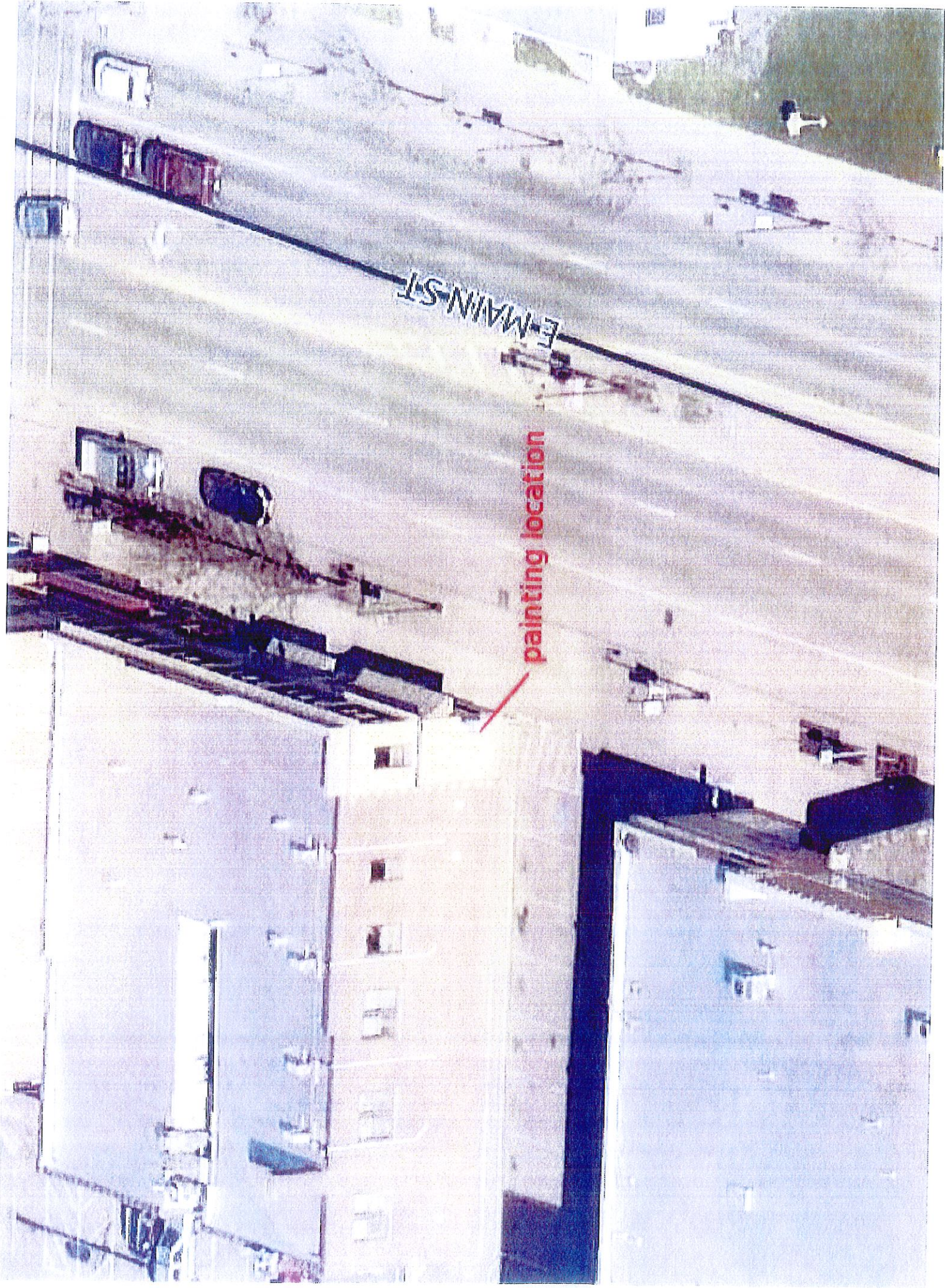
August 11, 2015

1:08 PM

Edit



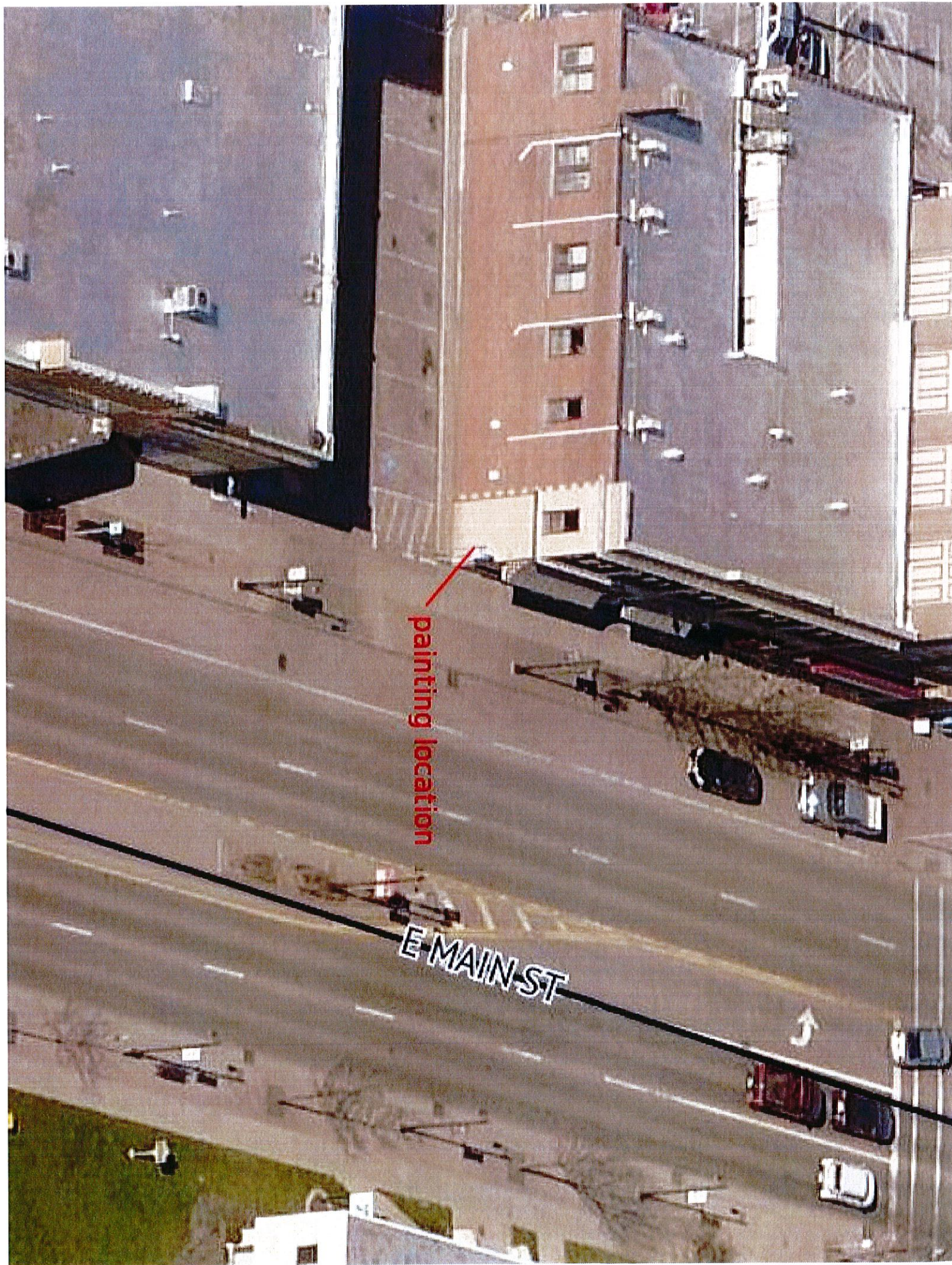




E MAIN ST

painting location

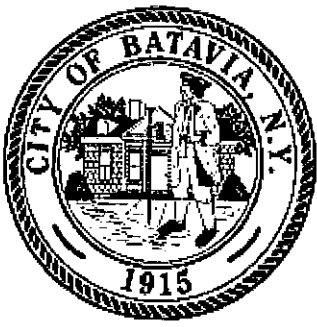




painting location

E MAIN ST





*City of Batavia*  
***Department of Public Works***  
***Bureau of Inspections***

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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: 8/1/16

Re: 7-9 Mill St.  
Tax Parcel No. 84.014-2-19

Zoning Use District: I-1

The applicant, Ryan Macdonald (purchaser), has applied for a rooming house permit to operate an existing 8 room, 8 occupant rooming house structure. The applicant is purchasing this property from the present rooming house operator, Mary Sorce.

**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) (24).

**Review and Approval Procedures:**

**City Planning and Development Committee-** Pursuant to section 143-4 A of the zoning ordinance, the Planning and Development Committee shall, prior to issuance, approve rooming house permit applications in compliance with Chapter 143.

**143-5 A (3)** In the event a rooming house is sold or the ownership is in anyway changed, the existing permit shall be terminated and a new application shall be made.



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

## APPLICATION FOR ROOMING HOUSE

NAME Ryan Macdonald DATE 7/18/2016  
ADDRESS 7506 S. Pearl St Rd Oakfield NY 14125 PHONE 585-343-1225  
LOCATION OF ROOMING HOUSE 7-9 Mill St Batavia, NY 14020  
ZONE I-1 NO. OF ROOMS 8 NO. OF ROOMERS 8

**\*\*APPLICATION SHALL INCLUDE PLOT PLAN AND PROPOSED FLOOR PLAN WITH DIMENSIONS\*\***

APPLICANT'S SIGNATURE [Signature] DATE 7/18/2016

ISSUING OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

State of New York) On this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
County of Genesee) ss.: the above applicant appeared before me.  
City of Batavia)

\_\_\_\_\_  
(Notary Public)

CITY PLANNING BOARD \_\_\_\_\_

CITY CLERK \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

COMMENTS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

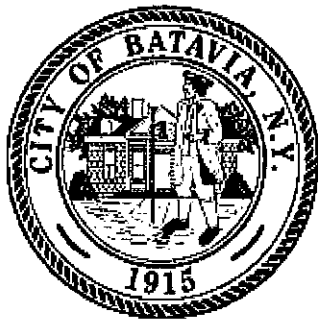
*\$150. Fee.*



MILL ST







*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: 8/1/16

Re: 60 Main St.  
Tax Parcel No. 84.049-1-51

Zoning Use District: C-3

The applicant, Brenden Mullen (business owner), has applied for approval to place two exterior lit wall signs on the south elevation of this commercial building located within the Business Improvement District. One of the signs will require a Special Sign Permit.

**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, 190-43 R The PDC shall approve or deny the issuance of Special Sign Permits.

**BMC 190-43 F and Exhibit A      Only one wall sign is permitted per street frontage.**

**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 Brenden MullenAddress 208 Richmond Ave.City, State, Zip Batavia, NY 14020Phone (716) 474-4512 Ext. \_\_\_\_\_ Email brendenm5@icloud.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 permits in BID

- Subdivision Proposal  
☐ Preliminary  
☐ Final

**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**A. Full Address 60 Main St.B. Nearest intersecting road Jackson St.C. Tax Map Parcel Number 84.049-1-51

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 \_\_\_\_\_

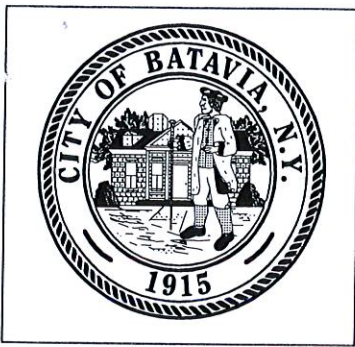
B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

BMC 190-14 D(2)(b) and 190-43 RC. Please describe the nature of this request Approval to place two externally lit wall signs on the south 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

- |   |  |  |
|---|--|--|
| <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 checked="" 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-3

## SIGN PERMIT APPLICATION

### City of Batavia

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

#### APPLICANT/OWNER:

BRENDEN MULLEN BRENDENM5@ICLOUD.COM  
Name E-mail Address  
208 RICHMOND AVE 716-474-4512  
Street Address Phone Fax  
BATAVIA, NY 14020  
City, State, Zip Code

ADDRESS OF SIGN: GOMAIN ST. BATAVIA

(West side of front) 30" 57" 12 sq. ft.  
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 42  
Wall Length

Height 10  
Wall Height

Area 672

☒ Wall

☐ Projecting

☐ Marquee

☐ Awning / Canopy

☐ Window

☐ Portable

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

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

Area \_\_\_\_\_  
Area \_\_\_\_\_

Lighting: ☐ Internal ☐ External

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

\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature B. M. Mullen

Date 7/25/16

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

Date \_\_\_\_\_

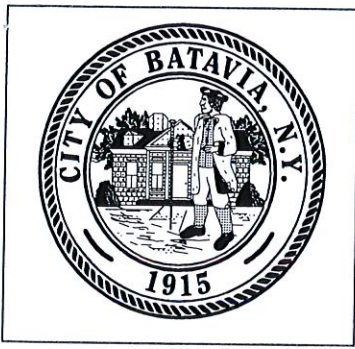
Planning Board Chairperson \_\_\_\_\_

Date \_\_\_\_\_

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

(2nd Sign)





Permit No.: \_\_\_\_\_  
Date: \_\_\_\_\_  
Zone: C-3

84,049-1-51

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

**APPLICANT/OWNER:**

BRENDEN MULLEN BRENDENM5@ICLOUD.COM  
Name E-mail Address  
208 RICHMOND AVE 716-474-4512  
Street Address Phone Fax  
BATAVIA, NY 14020  
City, State, Zip Code

**ADDRESS OF SIGN:** 60 MAIN ST. BATAVIA

(East side of Front)  
**AREA OF SIGN:** Length 30' Width 57' Area 12 sq. ft.  
2.5' 4.75'

**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 42  
Wall Length

Height 16  
Wall Height

Area 672

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

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

Area \_\_\_\_\_  
Area \_\_\_\_\_

**Lighting:** ☐ Internal ☒ External

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

100.8 sq. ft. Permitted  
12. sq. ft. Proposed.  
eh

**Applicant's Signature** B. Mullen

**Date** 7/25/16

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

**Date** \_\_\_\_\_

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

**Date** \_\_\_\_\_

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

# Carpe's

RESTAURANT • BAR

0.9

6/6/16  
approved

5/31/16  
James  
Mason  
Pratt

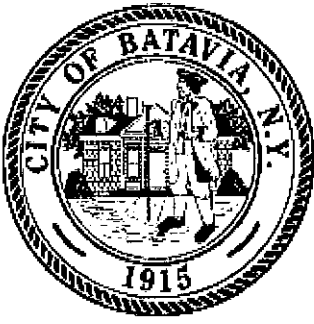












*City of Batavia*  
*Department of Public Works*  
*Bureau of Inspections*

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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:         8/1/16

Re:           55 Main St.  
                 Tax Parcel No. 84.011-3-3

Zoning Use District: C-3

The applicant, Premier Sign Systems (sign contractor), has applied for approval to place one 2.16' x 12.16' exterior lit wall sign on the south elevation and one 2.16' x 12.16' exterior lit wall sign 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 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) INFORMATION**Board(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. \_\_\_\_\_**2. APPLICANT INFORMATION**Name Premier Sign SystemsAddress 10 Excel Dr.City, State, Zip Rochester, NY 14621Phone (585) 235 - 0350 Ext. \_\_\_\_\_ Email ralph@premiersignsystemsMUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia .com**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 55 Main St.B. Nearest intersecting road Court St.C. Tax Map Parcel Number 84.011-3-3

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 wall signs on this commercial building located within the Business Improvement District.**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

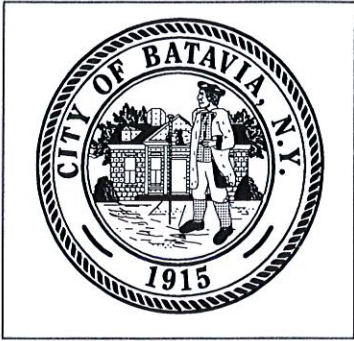
- ☒ Local application  
☒ Site plan  
☐ Subdivision plot plans  
☐ SEQR forms

- ☐ 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-3

84.011-3-3

## SIGN PERMIT APPLICATION City of Batavia

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

### APPLICANT/OWNER:

M&T Bank / Premier Sign Systems

Name

E-mail Address

10 Excel Drive

585-235-0350 585-235-0352

Street Address

Phone

Fax

Rochester, N.Y. 14621

City, State, Zip Code

### ADDRESS OF SIGN:

55 Main street.

### AREA OF SIGN:

Length 2'-2"  
2.16

Width 12'-2"  
12.16

Area 26.35

(South) Rear Elevation

### 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 64'

Wall Height 15'

Area 960

☐ 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):

144 sq. Permitted  
26.35 sq. Proposed

OK

Applicant's Signature

[Signature]

Date

7/25/16

Issuing Officer

Date

Planning Board Chairperson

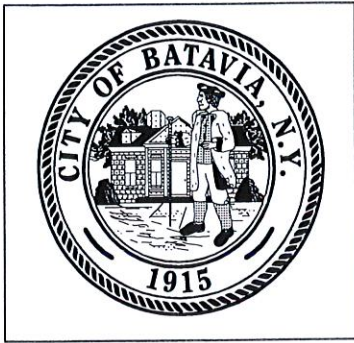
Date

### 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

737-7140

### APPLICANT/OWNER:

Name W&T Bank / Premier Sign Systems E-mail Address ralph@premier signsystems.com  
Street Address 10 Excel Drive Phone 585-235-0390 Fax 585-235-0392  
City, State, Zip Code Rochester, N.Y. 14621

### ADDRESS OF SIGN:

55 Main Street

### AREA OF SIGN:

Length 2'-2" Width 12'-2" Area 26.35 Main St. Elevation

### 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>960</u>
<input checked="" type="checkbox"/> Wall	Wall Length <u>64'-0"</u>	Wall Height <u>15'</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 ☒ External

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

144 sq. ft. Permitted  
26.35 Proposed  
(oh)

Applicant's Signature Ralph Brown

Date 7/25/16

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

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



# M&T Bank



## M&T Bank Sign Conversion

Site: 67  
Batavia  
55 Main St.  
Batavia, NY 14020

Date:	Description of Revision
04/15/16	Initial Recommendations
04/29/16	R1, R2 26" Letters/White Fascia
05/09/16	Added R7, R8- Upper and Lower Fascia

ssg.



Site Overview



## Existing Sign

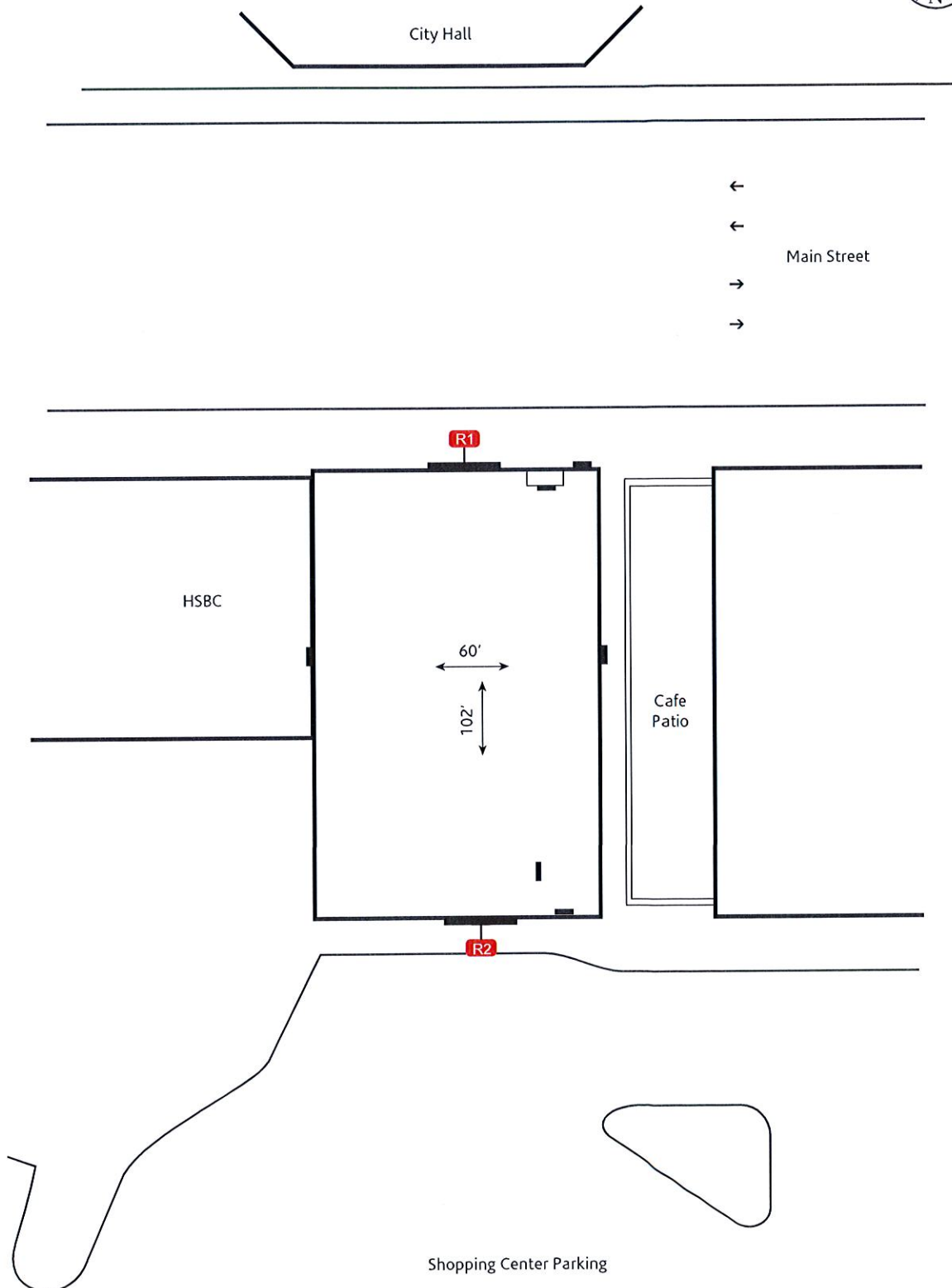
- E1** 30" NI Letters (44" Logo)
- E2** 30" NI Letters (44" Logo)
- E3** 5'-0" x 3'-0" SF NI Wall Panel
- E4** Door Vinyl (30 1/2" Glass), 2nd Sfc.
- E5** Door Vinyl (32 1/2" Glass), 2nd Sfc.
- E6** Walk-Up ATM
- E7** Upper Fascia
- E8** Lower Fascia

## Recommendation

- R1** Custom NL-2-2x12-2-G
- R2** Custom NL-2-2x12-2-G
- R3** Custom D-2-L Wall Panel
- R4** By M&T Marketing
- R5** By M&T Marketing
- R6** Remain As Is
- R7** Painted White
- R8** Paint to Match Neutral Brick Color on Building



Site Plan with Recommended Signage & Locations



## Existing Sign

**E1** 30" HI Letters (44" Logo)



## Recommendation

**R1** Custom NL-2-2x12-2-G



NOTES:  
• 1/4" Thk Alum Pin-Mounted Letters  
• Paint to Match M&T Green (PMS 341),  
Matthews #MP68243 Satin Finish

Custom NL-2-2x12-2-G

Note: All Fascia elements addressed in R7,R8



Existing Sign

**E2** 30" NI Letters (44" Logo)



Recommendation

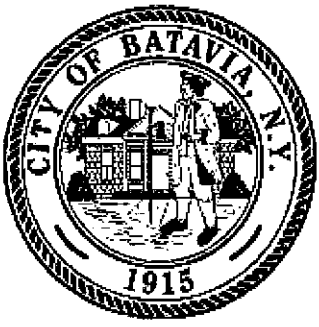
**R2** Custom NL-2-2x12-2-G



NOTES:  
 • 1/4" Thk Alum Pin-Mounted Letters  
 • Paint to Match M&T Green (PMS 341),  
 Matthews #MP68243 Satin Finish

Custom NL-2-2x12-2-G

Note: All Fascia elements addressed in R7,R8



*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:         8/2/16

Re:           150 Washington Ave.  
              Tax Parcel No. 84.011-1-6

Zoning Use District: P-3

The applicant, Premier Sign Systems (contractor), has applied for Special Sign Permits to place two internally lit canopy signs, one on the north elevation and one on the south elevation of this commercial building located within the Business Improvement District.

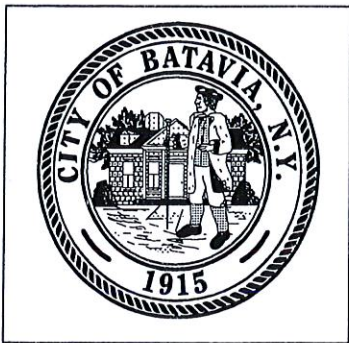
**Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (1).**

**Review and Approval Procedures:**

**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, 190-43 R The PDC shall approve or deny the issuance of Special Sign Permits.

**BMC 190-43 F and Exhibit A      Only one canopy sign, not to exceed 20% of the canopy face area is permitted per business.**





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

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

Zone: P-3

84.011-1-6.1

**SIGN PERMIT APPLICATION****City of Batavia**

One Batavia City Centre, Batavia, NY 14020

(585) 345-6345 • Fax (585) 345-1385

**APPLICANT/OWNER:**MT Bank / Premier Sign Systems

Name

E-mail Address

10 Excel Drive585-235-0350 585-235-0392

Street Address

Phone

Fax

Rochester, N.Y. 14621

City, State, Zip Code

**ADDRESS OF SIGN:**150 Washington Avenue**AREA OF SIGN:**Length 2'-0" Width 10'-0" Area 20 South Elev.**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 \_\_\_\_\_

☒ WallWall Length 45Wall Height 12Area 540☐ Projecting☐ Marquee☒ Awning / CanopyLength 28 approx.Height 2' approx.Area 56 sq.☐ Window

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

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

Area \_\_\_\_\_

☐ Portable**Lighting:**☒ Internal☐ External**Existing Signs** (Please list all existing signs with dimensions):11.2 sq. (20%) Permitted.20 sq. Proposed.+ 8.8 sq. Over Special Sign permit.

Applicant's Signature

Rpl. Bann

Date

7/25/10

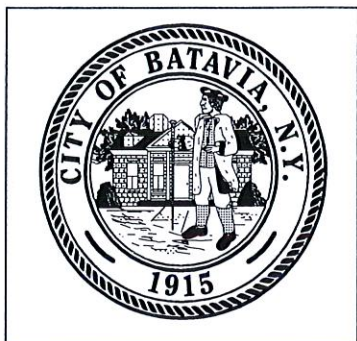
Issuing Officer

Date

Planning Board Chairperson

Date

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



Permit No.: \_\_\_\_\_  
Date: \_\_\_\_\_  
Zone: P-3

## SIGN PERMIT APPLICATION City of Batavia

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

### APPLICANT/OWNER:

MT Bank / Premier Sign Systems  
Name \_\_\_\_\_ E-mail Address \_\_\_\_\_  
10 Excel Drive 585-235-0390 585-235-0392  
Street Address Phone Fax  
Rochester, N.Y. 14621  
City, State, Zip Code

### ADDRESS OF SIGN:

150 Washington Avenue

### AREA OF SIGN:

Length 2'-0" Width 10'-0" Area 20 North Elevation

### 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 45

Wall Height 12

Area 540

☐ Projecting

☐ Marquee

☒ Awning / Canopy

Length 28' approx

Height 2' approx

Area 56 sq'

☐ Window

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

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

Area \_\_\_\_\_

☐ Portable

### Lighting:

☒ Internal

☐ External

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

11.2 sq' (20%) Permitted.  
20 sq' Proposed  
+8.8 sq' over.

Applicant's Signature

R. J. Z...

Date

7/25/10

Issuing Officer

Date

Planning Board Chairperson

Date

### FEES:

\$25 Sign Permit



\$50 Special Sign Permit

\$10 Portable Sign



# M&T Bank



## M&T Bank Sign Conversion

Site: 67  
Batavia Drive-Up  
150 Washington Ave.  
Batavia, NY

Date:	Description of Revision
04/15/16	Initial Recommendations
04/29/16	R1, R2 Pan w/ Resin Filled LED Letters; Added R11-14
05/05/16	R11-12- DOT WRONG WAY
05/09/16	R11-12- DOT EXIT ONLY
05/17/16	R4, R5, R13, R14 Revised Per LK Comments

ssg.

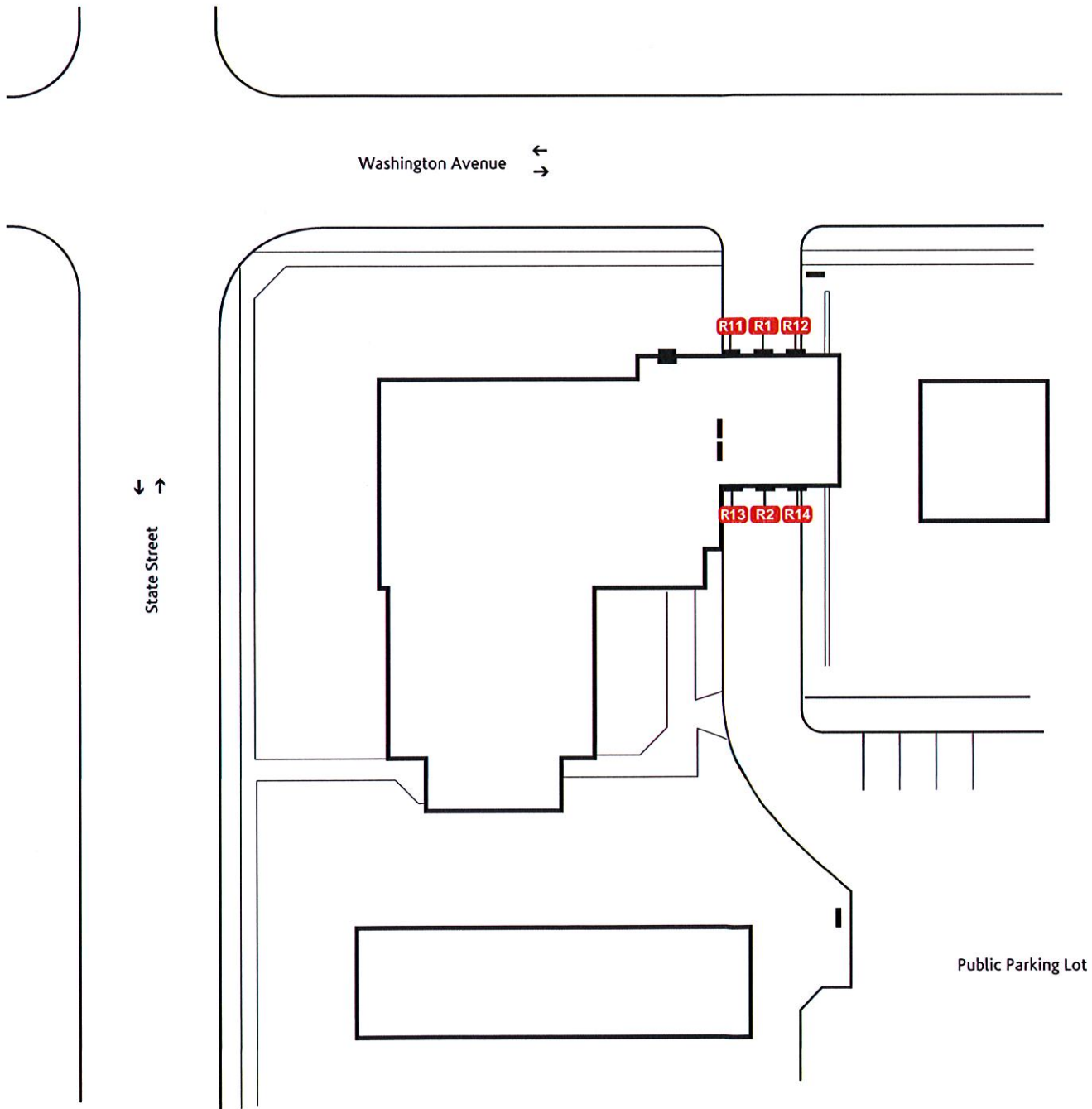


Site Overview





Site Plan with Recommended Signage & Locations



## Existing Sign

**E1** 2'-2" x 24'-0" SF IL Wall Sign

**E11** None Existing

**E12** None Existing

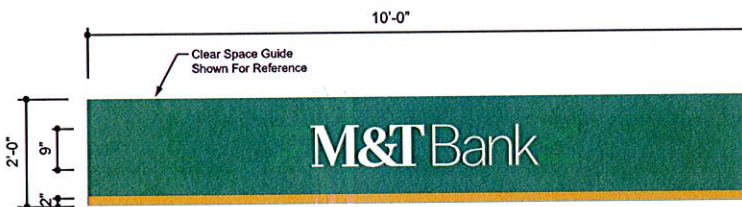


## Recommendation

**R1** 2'-0" x 10'-0" Pan with Resin Filled LED Letters

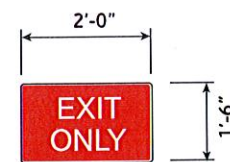
**R11** DOT-EXIT ONLY

**R12** DOT-EXIT ONLY



## NOTES:

- Pan to be Painted to Match 3M Holly Green Vinyl, Matthews #MP02072 Satin Finish
- Energy Band to be 3M 3630-125 Golden Yellow
- White Resin Filled LED Letters
- 2/3 Rule of "M" Applied





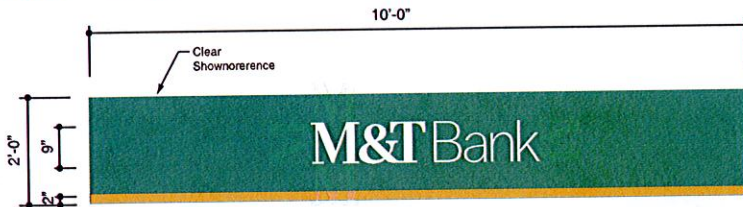
### Existing Sign

- E2** 2'-2" x 24'-0" SF IL Wall Sign
- E13** None Existing
- E14** None Existing



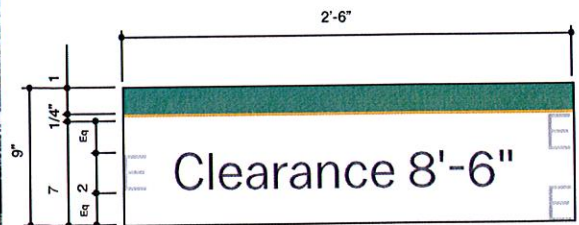
### Recommendation

- R2** 2'-0" x 10'-0" Pan with Resin Filled LED Letters
- R13** Custom MP-2
- R14** Custom MP-2



#### NOTES:

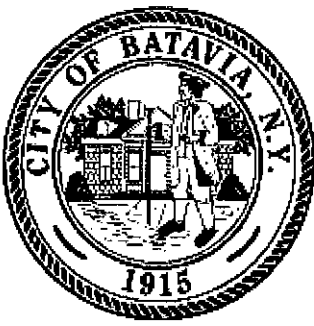
- \*anaintedVinyl, ws
- \*Yellow
- \*White
- \*"M"



#### NOTES:

- \*acetal Touman-Formed,
- \*aintWhite,ws
- \*YellowVinyl, GreenVinyl
- \*ormationalyky, ont
- \*atchaintascla

MP-2



*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: 8/2/16

Re: 20 Jefferson Sq.  
Tax Parcel No. 84.011-1-1

Zoning Use District: C-3

The applicant, Mike Hodgins (sign contractor), has applied for approval to place one exterior lit wall sign on the south elevation and one exterior lit wall sign on the east 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 **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 CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. \_\_\_\_\_**2. APPLICANT INFORMATION**Name Mike HodginsAddress 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: Signs in BID

- Subdivision Proposal  
☐ Preliminary  
☐ Final

**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**A. Full Address 20 Jefferson Sq.B. Nearest intersecting road Washington Ave.C. Tax Map Parcel Number 84.011-1-1

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)C. Please describe the nature of this request Approval to place two exterior lit wall signs on this commercial building located within the BID**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

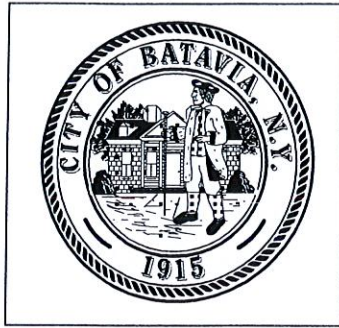
- ☒ Local application  
☐ Site plan  
☐ Subdivision plot plans  
☐ SEQR forms

- ☐ 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: C-384,011-1-1**SIGN PERMIT APPLICATION****City of Batavia**

One Batavia City Centre, Batavia, NY 14020

(585) 345-6345 • Fax (585) 345-1385

**APPLICANT/OWNER**

Name Signs by John's Studio mhodgins@johnsstudio.com  
E-mail Address  
Street Address 56 Harvester Ave 345-1030 343-4469 <sup>com</sup>  
Phone Fax  
City, State, Zip Code Batavia NY 14020

**ADDRESS OF SIGN:**Lawley Agency 20 Jefferson Ave. Batavia**AREA OF SIGN:**Length 89" Width 34" Area 21.00 sq. ft.**TYPE OF SIGN:**Logo 30" 30" 6.25 sq. ft.

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☐ Window☐ Portable

Length \_\_\_\_\_

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

Height \_\_\_\_\_

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

Area \_\_\_\_\_

Area \_\_\_\_\_

**Lighting:**☐ Internal☒ External**Existing Signs** (Please list all existing signs with dimensions):

Remove existing Lawley similar. TVFCU lettering  
lettering and replace with To remain as is

Applicant's Signature \_\_\_\_\_

Date

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

Date

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

Date

**FEES:**☒ \$25 Sign Permit

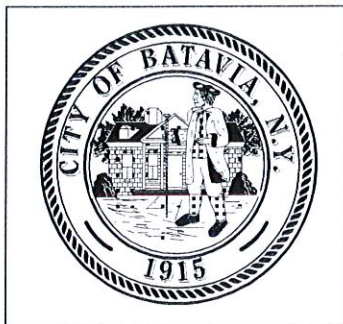
\_\_\_\_\_ \$50 Special Sign Permit

\_\_\_\_\_ \$10 Portable Sign

453.6 sq. ft. Permitted  
27.25 sq. ft. Proposed.

(61)





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:

Name Signs by John's Studio mholgins@johnsstudio.  
E-mail Address com  
Street Address 56 Harvester Ave 345-1030 343-4469  
Phone Batavia NY 14020  
City, State, Zip Code

#### ADDRESS OF SIGN:

Lawley Agency 20 Jefferson Ave. Batavia

#### AREA OF SIGN:

Length 89" Width 34" Area 21.00 sq. ft.

#### TYPE OF SIGN:

Logo 30" 30" 6.25 sq. ft.

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

South

Wall Length 75'

Wall Height 21'

Area 1575

☐ 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):

Remove existing Lawley similar. TVFCU lettering  
lettering and replace with To remain as is

Applicant's Signature M. J. Holgins

Date 7/26/16

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

#### FEES:



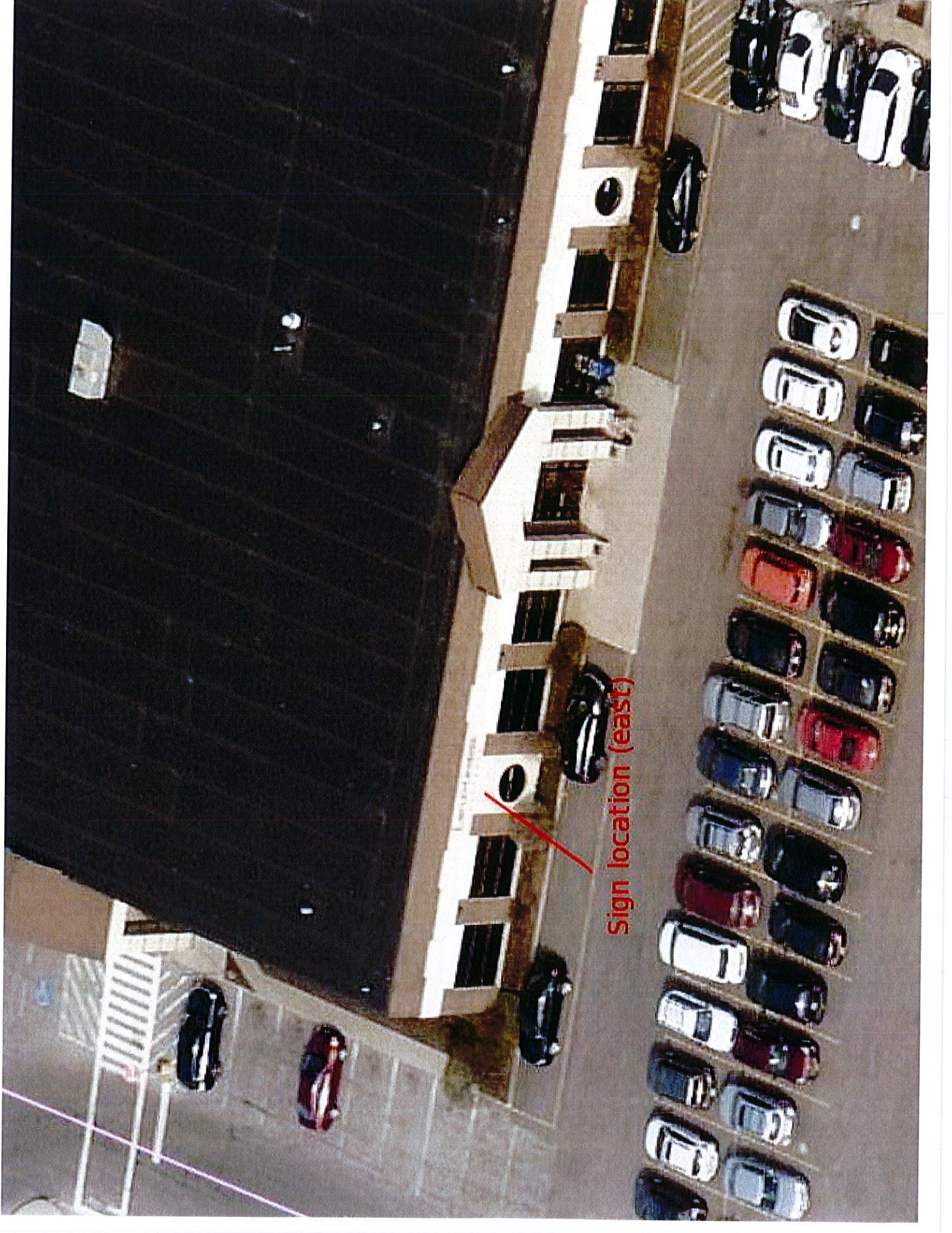
\$25 Sign Permit

\$50 Special Sign Permit

\$10 Portable Sign

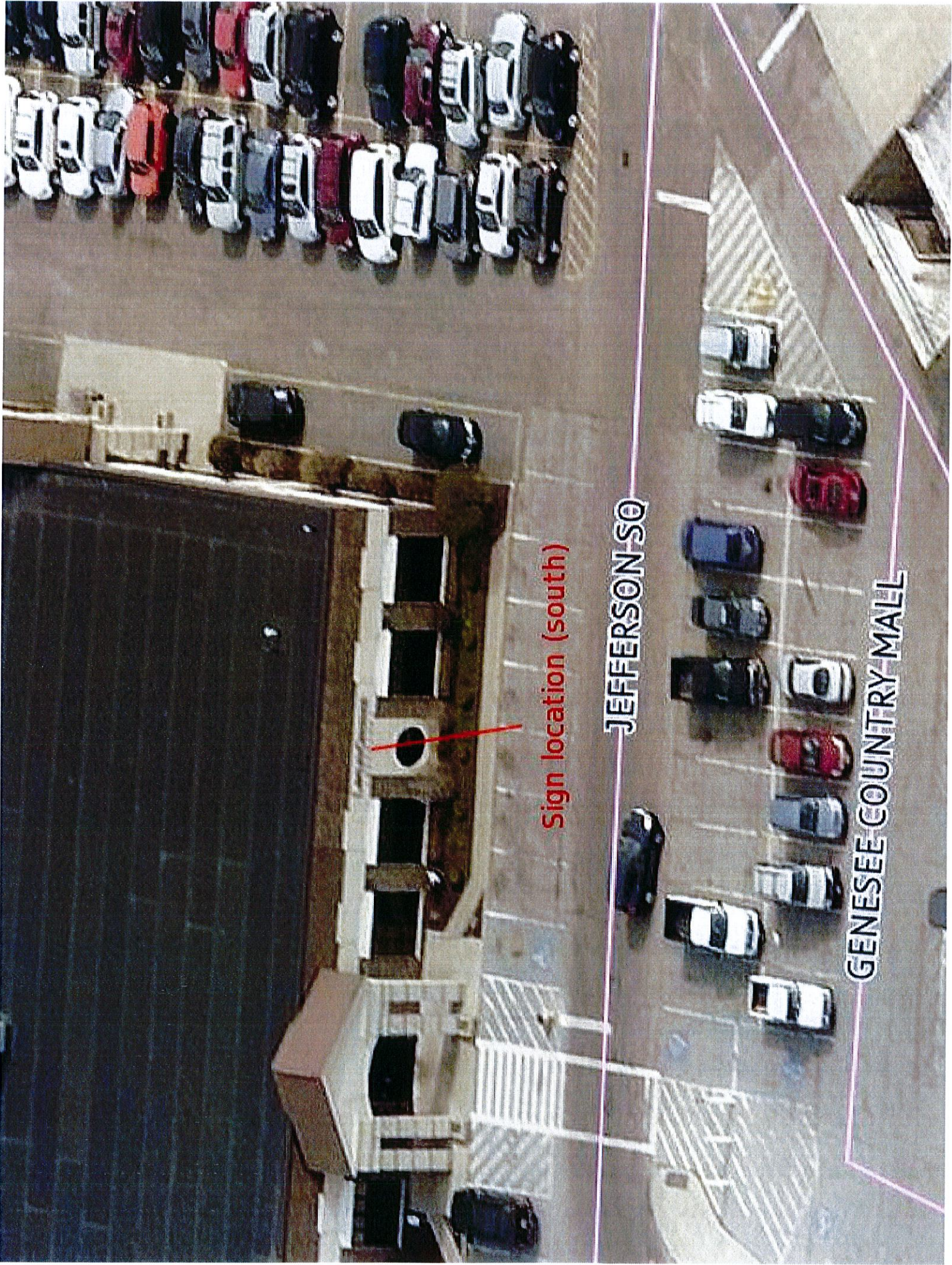
236.25 sq. Permitted  
27.25 sq. Proposed.  
oh





Sign location (east)





Sign location (south)

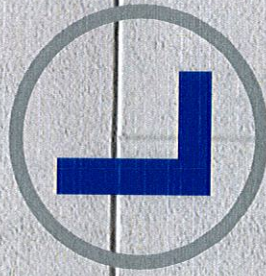
JEFFERSON ST

GENESEE COUNTRY MALL



# Lawley

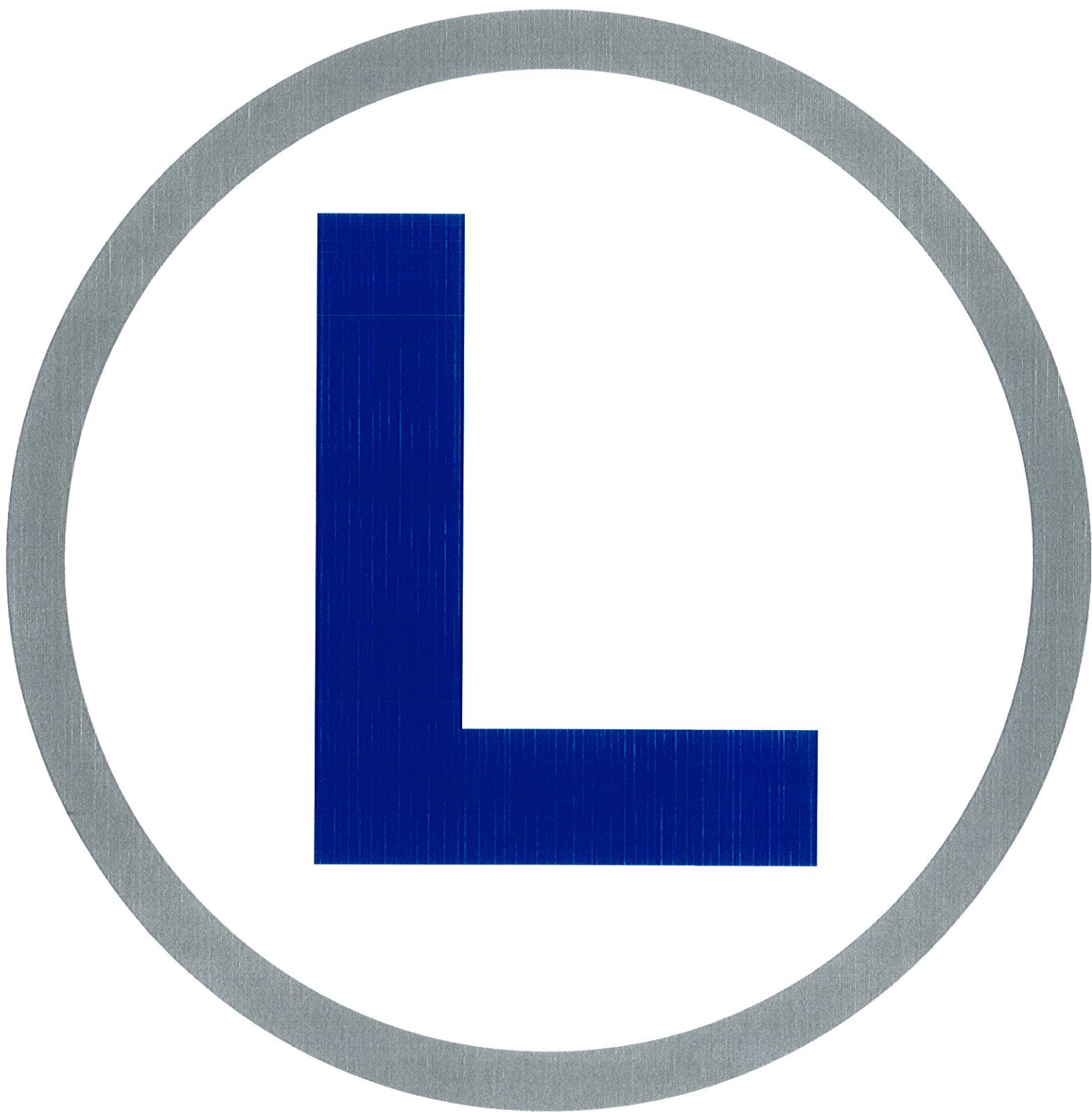
INSURANCE | EMPLOYEE BENEFITS



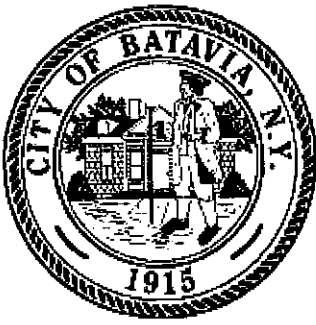


# Lawley

INSURANCE | EMPLOYEE BENEFITS







*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: 8/2/16

Re: 34-40 Oak St.  
Tax Parcel No. 84.032-1-3

Zoning Use District: C-3

The applicant, Kati Mancuso (business owner), has applied for approval to place one internally lit canopy sign on the south elevation and three window signs, one on the north elevation, one on the west/front elevation and one on the entry door on the south elevation of this commercial building located within R-2 residential use 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 **right of way of a state road or highway.**

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

**BMC 190-43 F and Exhibit A**

**Canopy signs and window signs are not permitted within the R-2 residential use 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) INFORMATION**Board(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. \_\_\_\_\_**2. APPLICANT INFORMATION**Name Kati MancusoAddress 34-40 Oak St.City, State, Zip Batavia, NY 14020Phone (585) 250 - 4483 Ext. \_\_\_\_\_ Email kmancuso49@gmail.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 Permits

- Subdivision Proposal  
☐ Preliminary  
☐ Final

**4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:**A. Full Address 34-40 Oak St.B. Nearest intersecting road Prospect Ave.C. Tax Map Parcel Number 84.032-1-3

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

E. Present zoning district(s) R-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 RC. Please describe the nature of this request Approval to place one canopy sign and three window signs on this commercial building located in a residential use 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.

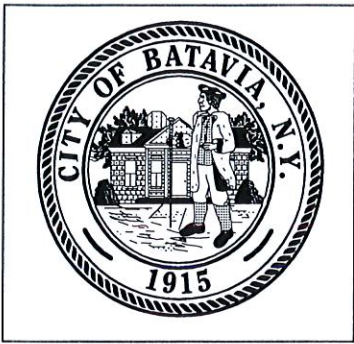
Email to planning@co.genesee.ny.us**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas Randall Title Code Enf. Officer Phone (585) 345 - 6327 Ext. \_\_\_\_\_Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020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





OAK ST





Permit No.: \_\_\_\_\_  
Date: \_\_\_\_\_  
Zone: R-2

### SIGN PERMIT APPLICATION City of Batavia

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

**APPLICANT/OWNER:**

Name Kati Mancuso E-mail Address Kmancuso49@gmail.com  
Street Address 34-40 Oak Street Phone (585) 250-4483 Fax \_\_\_\_\_  
City, State, Zip Code Batavia ny 14020

**ADDRESS OF SIGN:** Above Front door #1

**AREA OF SIGN:** Length 6ft Width 2ft Area 12ft<sup>2</sup>

**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 checked="" 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):

\_\_\_\_\_  
\_\_\_\_\_

**Applicant's Signature** Kati Mancuso

**Date** 7-27-16

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

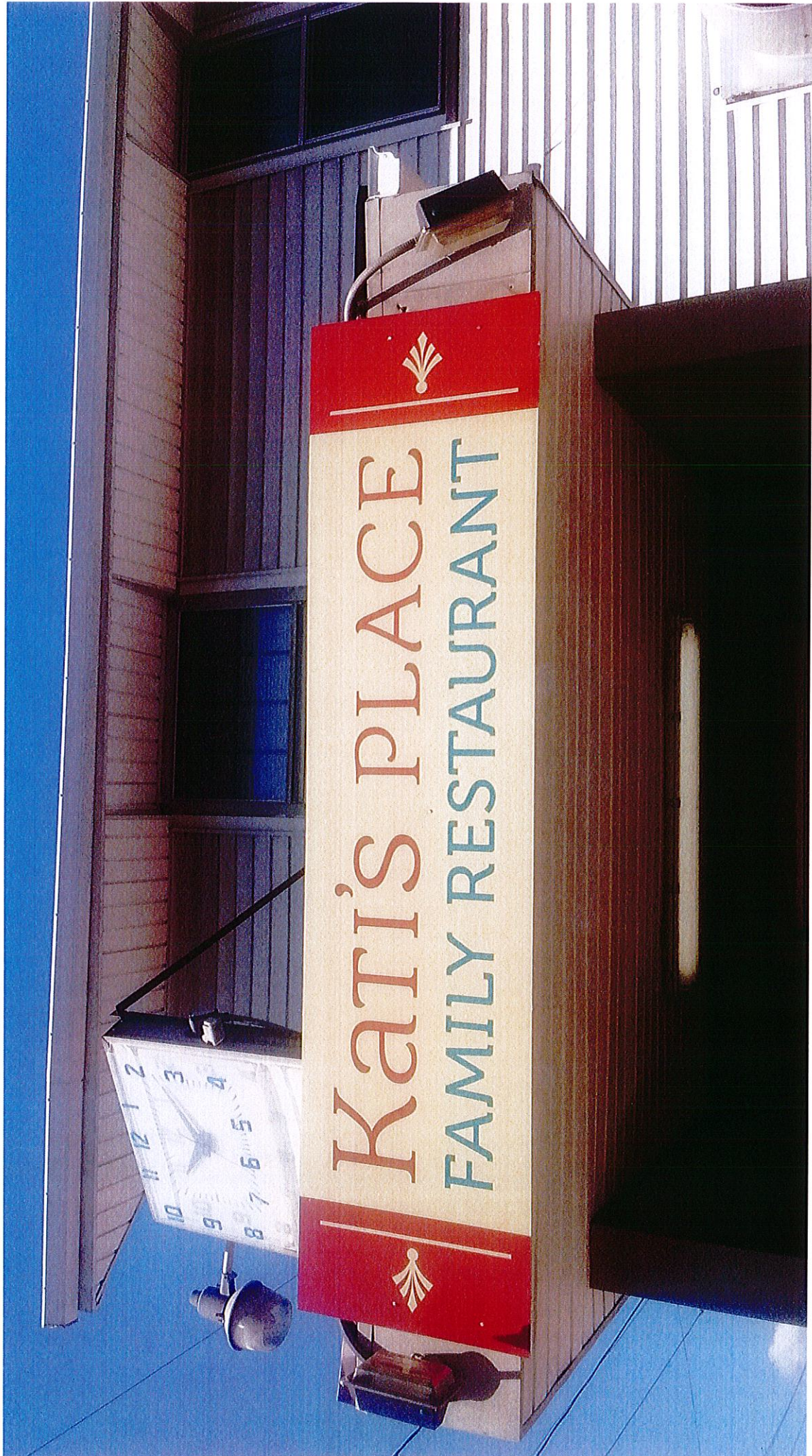
**Date** \_\_\_\_\_

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

**Date** \_\_\_\_\_

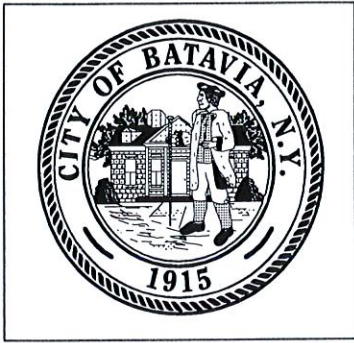
**FEES:** \_\_\_\_\_ \$25 Sign Permit ☒ \$50 Special Sign Permit \_\_\_\_\_ \$10 Portable Sign





#1





Permit No.: \_\_\_\_\_  
Date: \_\_\_\_\_  
Zone: R-2

## SIGN PERMIT APPLICATION City of Batavia

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

### APPLICANT/OWNER:

Name Kati Mancuso E-mail Address kmancuso49@gmail.com  
Street Address 34-40 Oak Street Phone (585) 250-4483  
City, State, Zip Code Batavia ny 14020

### ADDRESS OF SIGN:

Side Window #4

### AREA OF SIGN:

Length 3ft Width 3ft Area ~~3ft~~ 9 sq.' (33%)

### 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.

- deal*
- ☐ Freestanding
  - ☒ Wall
  - ☐ Projecting
  - ☐ Marquee
  - ☐ Awning / Canopy
  - ☒ Window
  - ☐ Portable

Set Back \_\_\_\_\_  
Wall Length \_\_\_\_\_

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

Area \_\_\_\_\_

Length \_\_\_\_\_  
Window Length 5.5'

Height \_\_\_\_\_  
Window Height 4.87'

Area \_\_\_\_\_  
Area 26.78 sq.'

Lighting: ☐ Internal ☐ External

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

\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature Kati Mancuso

Date 7-27-14

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

Date \_\_\_\_\_

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

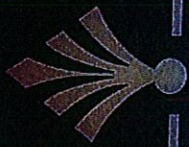
Date \_\_\_\_\_

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

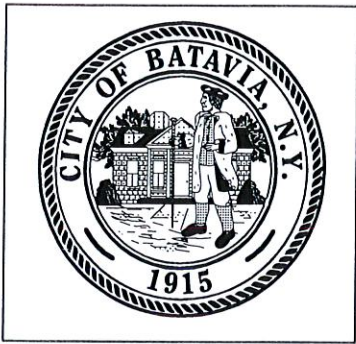


KRATZ'S PLACE

FAMILY RESTAURANT







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

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

Zone: R-2**SIGN PERMIT APPLICATION****City of Batavia**

One Batavia City Centre, Batavia, NY 14020

(585) 345-6345 • Fax (585) 345-1385

**APPLICANT/OWNER:**

Name Kati Mancuso E-mail Address kmancuso49@gmail.com  
Street Address 34-40 Oak Street Phone (585) 250-4833 Fax \_\_\_\_\_  
City, State, Zip Code Batavia ny 14020

**ADDRESS OF SIGN:**Front window #3**AREA OF SIGN:**

Length 3ft Width 3ft Area ~~3ft~~ 9 sq. (56%)

**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.

- Decal #3*
- |  |                            |                            |                           |
|--|----------------------------|----------------------------|---------------------------|
| <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 _____               | Height _____               | Area _____                |
| <input checked="" type="checkbox"/> Window | Window Length <u>4.33'</u> | Window Height <u>3.70'</u> | Area <u>16.02 sq. ft.</u> |
| <input type="checkbox"/> Portable          |                            |                            |                           |

**Lighting:**☐ Internal☐ External**Existing Signs** (Please list all existing signs with dimensions):

\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature

Kati Mancuso

Date

7-27-16

Issuing Officer

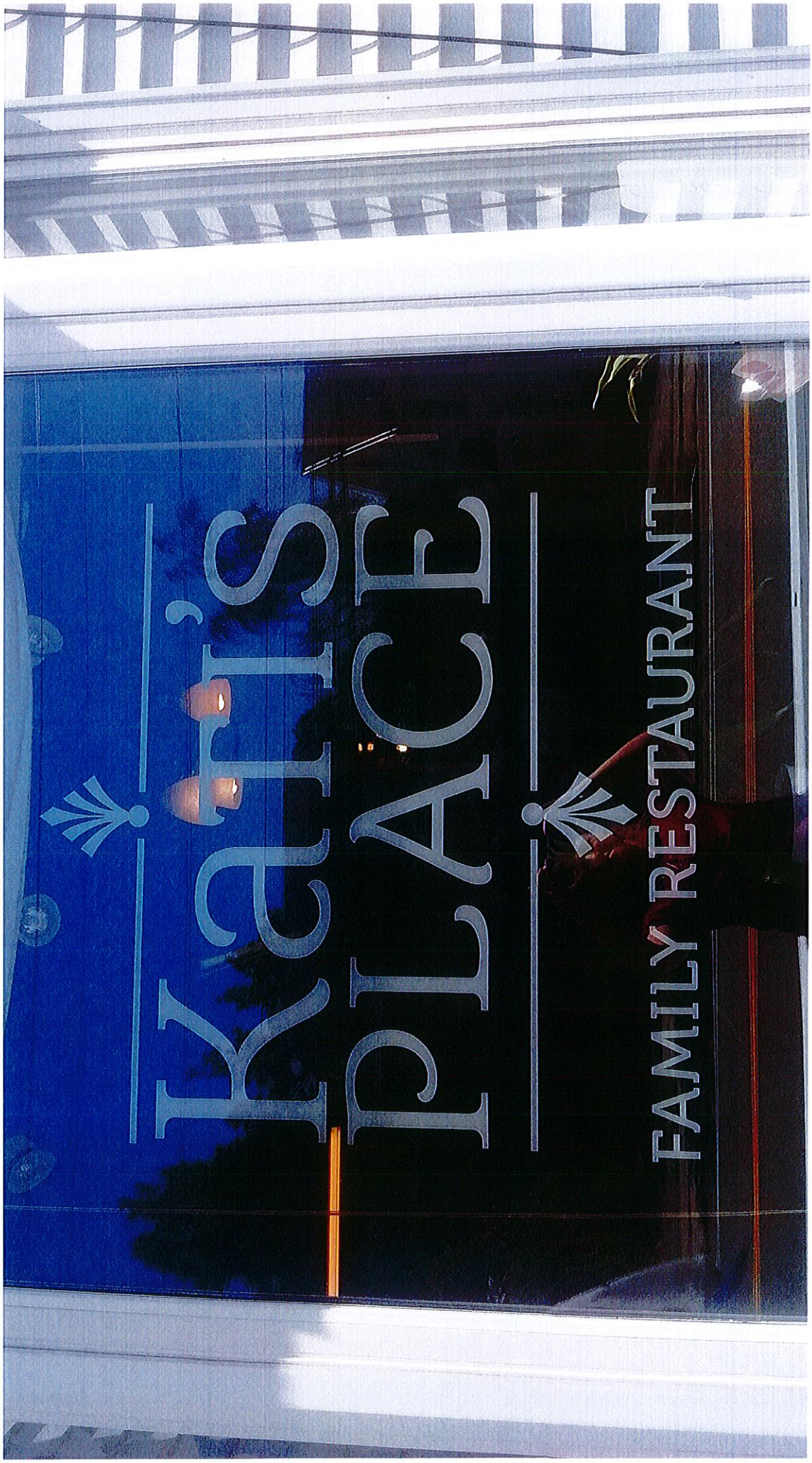
Date

Planning Board Chairperson

Date

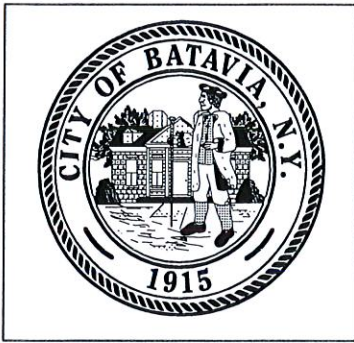
**FEES:**\$25 Sign Permit☒ \$50 Special Sign Permit\$10 Portable Sign





#3





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

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

Zone: P-2**SIGN PERMIT APPLICATION****City of Batavia**

One Batavia City Centre, Batavia, NY 14020

(585) 345-6345 • Fax (585) 345-1385

84,032-1-3**APPLICANT/OWNER:**Name Kati Mancuso E-mail Address Kmancuso49@gmail.comStreet Address 34-40 Oak Street Phone (585) 250-4483 Fax \_\_\_\_\_City, State, Zip Code Batavia ny 14020**ADDRESS OF SIGN:**Front door entrance #2**AREA OF SIGN:**Length 1ft Width 1ft Area 1ft door 36x80**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.

- decal*
- |  |                            |                            |                           |
|--|----------------------------|----------------------------|---------------------------|
| <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 _____               | Height _____               | Area _____                |
| <input checked="" type="checkbox"/> Window | Window Length <u>3.08'</u> | Window Height <u>6.33'</u> | Area <u>19.49 sq. ft.</u> |
| <input type="checkbox"/> Portable          |                            |                            |                           |

**Lighting:**☐ Internal ☐ External**Existing Signs** (Please list all existing signs with dimensions):\_\_\_\_\_  
\_\_\_\_\_**Applicant's Signature**Kati Mancuso**Date**7-27-16**Issuing Officer****Date****Planning Board Chairperson****Date****FEES:**\$25 Sign Permit☒ \$50 Special Sign Permit\$10 Portable Sign





#2