PLANNING & DEVELOPMENT COMMITTEE
Tuesday, February 16, 2021
6:00 pm
Council Board Room
One Batavia City Centre, Batavia NY

AGENDA

I. Roll Call

II. Call to Order

III. Approval of Minutes – 1/19/21

IV. Proposals

Address: *39-43 Jackson St.*
Applicant: Jack Waggoner (owner)

Proposal 1: Alter the exterior appearance of this property that is located within the Business Improvement District by building out the store front entrances flush to the face of the building; replacing windows; installing exterior down lighting on the west elevation; removing existing ridge canopy projections and installing new retractable fabric awnings; installing new aluminum-clad wooden door with transoms and side lights on the west and south elevations; new aluminum-clad wood store fronts with transom windows on the west and south elevations

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

Address: *127 North St. (UMMC Radiology / ICU Addition)*
Applicant: Dave Hetrick (agent for owner)

Proposal 2: Site plan review to construct a two-story addition covering approximately 5,113 sq.' of parcel area

Actions:
1. Review application
2. Public hearing and discussion
3. SEQR

Action by the board

V. Setting of Next Meeting: March 16, 2021

VI. Adjournment

PLANNING & DEVELOPMENT COMMITTEE
DRAFT MINUTES
January 19, 2021

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

Members present: *David Beatty, Edward Flynn, Matt Gray, Tammy Hathaway, Duane Preston*

Members absent: Robert Knipe

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

I. Roll Call
Roll call of the members was conducted. Five members were present and Chair Duane Preston declared a quorum.

II. Call to order
Mr. Preston called the meeting to order at 6:02 pm.

III. Previous Meeting Minutes
There were no corrections to the minutes. Mr. Preston assumed the motion and the minutes were approved as written by unanimous consent.
RESULT: Approval of November 17, 2020 meeting minutes.

IV. Proposals

A. Replace the existing internally illuminated, white background roof sign face panels with new, white background, internally illuminated face panels identifying the existing business. The signs are located within the Central Commercial District / Business Improvement District

Address: *60 Liberty Street aka 233 Ellicott Street (Pok A Dot)*
Applicant: Mike Hodgins (sign contractor)

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

1. Review Application
[Mr. Hodgins was absent. The board started with the second proposal in case Mr. Hodgins was simply late, and then came back to this proposal.]

Mr. Preston read the summary of the proposal.

2. Discussion and Recommendation to the ZBA

Mr. Gray stated that there is no point in having a code and design guidelines if there is not going to be compliance. Mr. Flynn and Mr. Preston agreed.

MOTION: Mr. Gray moved to recommend disapproval of the proposal to the ZBA on the grounds that neither the illumination nor the light background with dark letters meets with design guidelines; the motion was seconded by Mr. Flynn, and on roll call, was approved 5-0.
RESULT: Recommend disapproval of the application to the ZBA.

B. Recommendation to the Zoning Board of Appeals for approval of a non-permitted use, food service business (Commit to Wellness / Eat Well Grill meal preparation service) in an existing kitchen / food preparation area of this existing multi-use building

Address: *301 North Street*
Applicant: Emily Fraser-Branche (owner)

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

1. Review Application
Mr. Preston read the summary of the proposal.

2. Discussion and Recommendations
Gregory Branche spoke on behalf of the project. He noted that in the past the kitchen was used only by the YWCA solely for its own purposes. If the kitchen remains unused, the area will become dead space. Removal of the kitchen and a remodel of the space would be cost prohibitive.

Mr. Branche pointed out that the service does not substantially increase the traffic flow. The food prep service is consistent with the use of the facility as a medical campus. Ingredients are sourced locally, supporting local farmers, and the food is used to create healthy meals, providing a benefit to the community.

Mr. Flynn asked if the business is for profit, and the owner said yes. She said that while they consider themselves an asset to the community, they also need to make a living.

MOTION: Mr. Flynn moved to recommend approval of the application to the ZBA with the following conditions: any business that occupies the space must be related to the health care business, and it must not create a burden on traffic beyond what is already in existence. The motion was seconded by Ms. Hathaway, and on roll call, was approved 5-0.
RESULT: Recommend approval of the application with conditions.

V. Setting of Next Meeting: February 16, 2021

VI. Adjournment
Mr. Preston adjourned the meeting at 6:27 p.m.

_____

Meg Chilano
Bureau of Inspection Secretary

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: 1/29/21

Re: 39-43 Jackson St.
Tax Parcel No. 84.049-1-36

Zoning Use District: C-3

The applicant, Jack Waggoner (owner), has applied for a building permit to alter the exterior appearance of this property that is located within the Business Improvement District.

The Exterior changes involve building out store front entrances flush to the face of the building; replacing windows; installing exterior down lighting on the west elevation; removing existing ridged canopy projections and installing new retractable fabric awnings; installing new aluminum clad wooden door with transoms and side lites on the west and south elevations; new aluminum clad wood store fronts with transom windows on the west and south elevations.

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) of the zoning ordinance, the Planning and Development Committee shall review applications involving exterior changes 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) 815-7901

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 - 6345 Ext.

2. APPLICANT INFORMATION

Name Jack Waggoner
Address 8130 Evergreen Dr.
City, State, Zip Corfu, NY 14036
Phone (716) 560 - 1383 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: Exter. change in BID

Subdivision Proposal
- ☐ Preliminary
- ☐ Final

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

A. Full Address 39-43 Jackson St.
B. Nearest intersecting road School St.
C. Tax Map Parcel Number 84.049-1-36
D. Total area of the property _____ Area of property to be disturbed _____
E. Present zoning district(s) _____

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
_____

C. Please describe the nature of this request Approval to change exterior appearance 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

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

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

CITY OF BATAVIA BUILDING PERMIT APPLICATION

DATE: 01-29-2021

APPLICANT NAME & PHONE: Jack Waggoner - 716-560-1383

Project Location and Information **Permit #:**_____ **Fee:** _____

Address of Project: 39-43 Jackson Street

Owner & Address: Jack Waggoner - 8130 Evergreen Dr., Corfu NY 14036

Phone: 716-560-1383

Project Type/Describe Work

Estimated cost of work: $200,000 Start date: April, 2021

Describe project:

Facade Work: Awnings, signage and entryways. Roof Work:

Window Replacements. rehabilitate Commercial Unit.

Contractor Information – Insurance certificates (liability & workers comp) required being on file

GENERAL

Name/Address: TBD - Grant Program requires project to be bid out. This will occur after Planning Board Approval

Phone: _____

PLUMBING (City of Batavia Licensed Plumber Required)

Name/Address: _____

Phone: _____

HEATING

Name/Address: _____

Phone: _____

ELECTRICAL **(Third Party Electrical Inspection Required)**

Name/Address: _____

Phone: _____

FOR OFFICE USE ONLY

Zoning District: _____ Flood Zone: _____ Corner Lot: _____ Historic District/Landmark: _____

Zoning Review: _____ Variance Required: _____ Site Plan Review: _____ Other: _____

National Grid Sign Off (Pools):_____ Lot Size: _____

Existing Use: _____ NYS Building Code Occupancy Class: _____

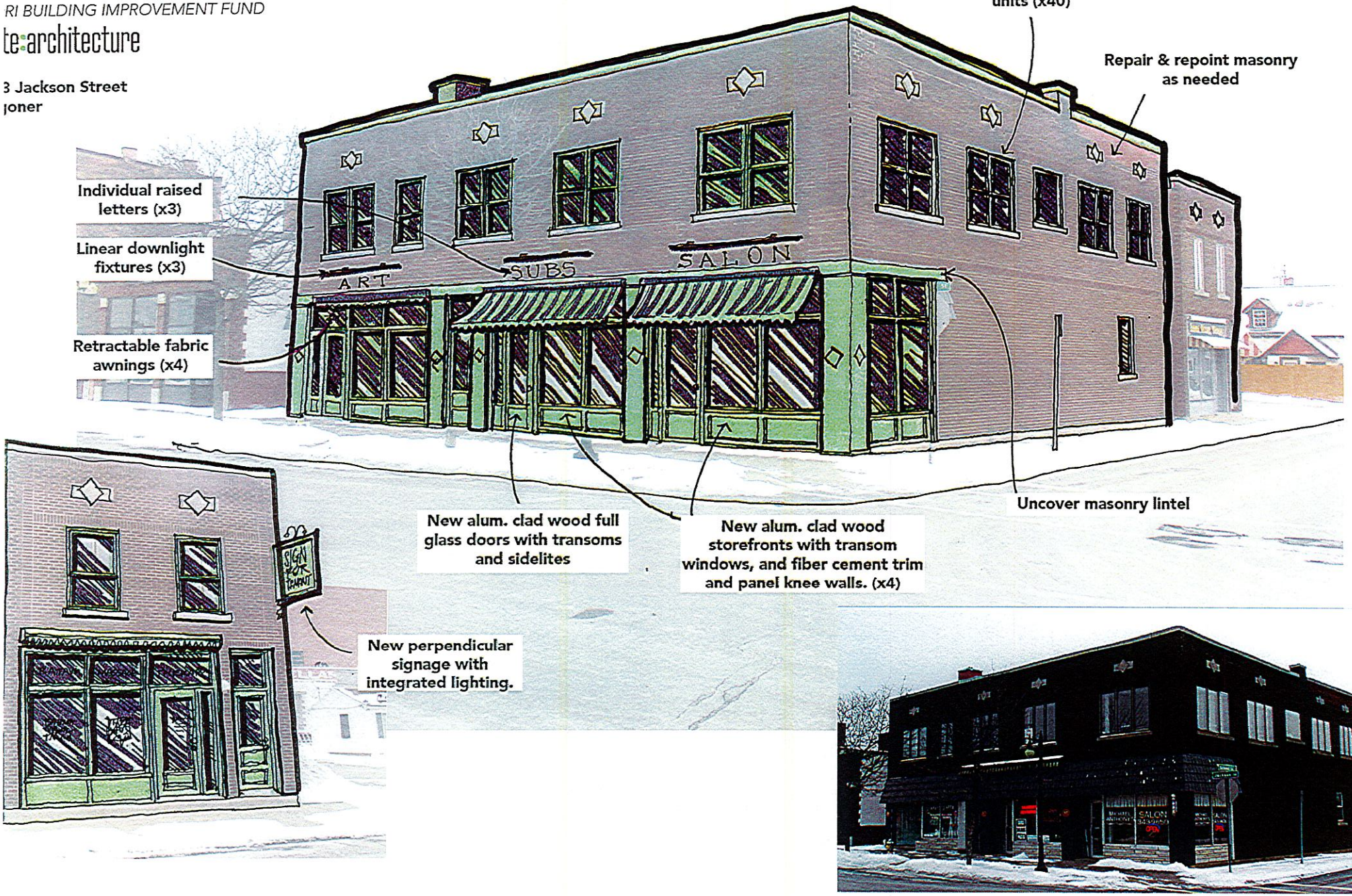
Proposed Use: _____ NYS Building Code Occupancy Class: _____

IOR FACADE IMPROVEMENTS

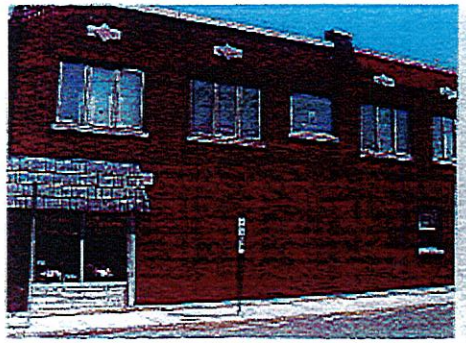
RI BUILDING IMPROVEMENT FUND

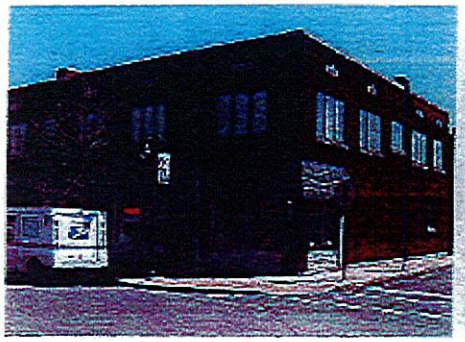
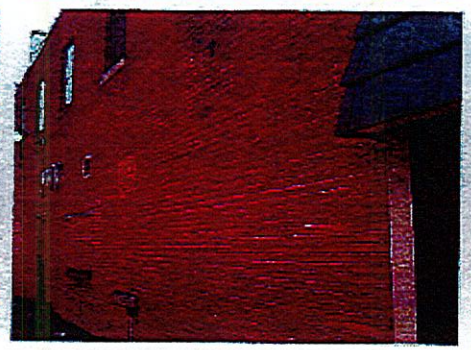
te:architecture

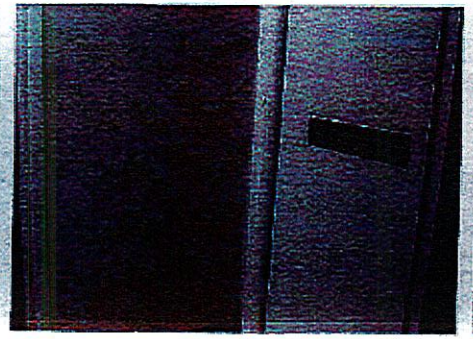
3 Jackson Street
joner



EXISTING CONDITIONS PHOTOGRAPH





School Street
Jackson Street


School Street


Jackson Street
School Street

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: 2/1/21

Re: 127 North St. (UMMC Radiology/ICU Addition)
Tax Parcel No. 84.007-2-2

Zoning Use District: P-2

The applicant, Dave Hetrick (owner rep.), has filed a site plan and zoning variance application to construct a two story addition covering approx. 5,113 sq. ft. of parcel area. A portion of the proposed addition is located within the front yard setback.

Review and Approval Procedures:

City Planning and Development Committee- Pursuant to section 190-25 G (1)(a) of the zoning ordinance, the Planning and Development Committee shall review and determine that the site plan, structures and uses compare favorably with the community prior to permit issuance.

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

Required variances- Area

1) BMC 190-25 D (2)

	Required	Proposed	Difference
Front yards	**25'**	**9.25'**	**15.75'**

The PDC will be the lead agency to conduct SEQR.

ARCHITECTURE
ENGINEERING
PLANNING

MEMORANDUM

TO: Douglas Randall, Code Enforcement Officer, City of Batavia

FROM: Richard Waite ASLA

DATE: January 27, 2021

RE: UMMC Radiology/ICU Addition

Mr. Randall, as you requested, following is a brief project description and design statement regarding proposed storm drainage, parking, and landscaping associated with the proposed Radiology/ICU addition at UMMC in Batavia, New York.

Project Description

United Memorial Medical Center proposes to add on to its hospital at 127 North Main Street in Batavia, New York in order to expand its Radiology and ICU facilities. The project will add 5,113 sf to the existing hospital footprint and will include a new building entrance off of Summit Street Extension, three new parking spaces, and a small amount of landscaping. Approximately three quarters of the proposed addition perimeter will abut the existing hospital structure.

Storm Drainage

Existing drainage patterns in the vicinity of the proposed addition will remain largely unchanged. Most of the storm water runoff in the vicinity of the proposed addition will be collected by an existing catch basin on the east side of Summit Street in front of the Cancer Center. Roof runoff generated by the proposed addition will be collected by a new drywell located in the lawn on the west side of the proposed addition.

Parking

Three new parking spaces are proposed. These will be an extension of the 90 degree parking area which exists in front of the Cancer Center. The proposed addition will not include any new beds, so no expansion of parking is required by the City Code.

Landscaping

Landscaping is proposed along the entire frontage of the proposed addition. The proposed plants include both deciduous and coniferous woody shrubs which were selected for their ornamental qualities and low maintenance requirements.

205 St. Paul St., Suite 500
Rochester, NY 14604
cplteam.com
585.454.4570 TEL
585.454.7618 FAX

CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: _____
Hearing Date/Time: _____

APPLICANT: Dave Hertrik — dhetrick@ummc.org
Name — E-Mail Address
127 North Street — 585-727-8185
Street Address — Phone — Fax
Batavia — NY — 14020
City — State — Zip

STATUS: X Owner ___ Agent for Owner ___ Contractor

OWNER: Dave Hertrik — dhetrick@ummc.org
Name — E-Mail Address
127 North Street — 585-727-8185
Street Address — Phone — Fax
Batavia — NY — 14020
City — State — Zip

LOCATION OF PROPERTY: UMMC- 127 North Street

DETAILED DESCRIPTION OF REQUEST: Approval for the front yard setback to be less than the 25-feet required by the zoning code. The proposed building addition will match the existing front face of the building.

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.

Applicant's Signature _____ **Date** _____

Owner's Signature _____ **Date** 1/28/2021

To be Filled out by Zoning Officer

TAX PARCEL: 84.007-2-2 **ZONING DISTRICT:** P-2 **FLOOD PLAIN:** NA

TYPE OF APPEAL:
- X Area Variance
- ___ Use Variance
- ___ Interpretation
- ___ Decision of Planning Committee

FEE:
- ___ $50 (One or Two Family Use)
- ✓ $100 (All other Uses)

Provision(s) of the Zoning Ordinance Appealed:
Setion 190-25 D. (2) 9b)- Front Setback

Criteria to Support Area Variance

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

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

1. **Undesirable Change in neighborhood Character.** The granting of the variance will not produce an undesirable change in the neighborhood or a detriment to nearby properties.

   The improvements will match the existing building.

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- the existing building does not meet the the current zoning code.

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

   It meets the existing condition.

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.

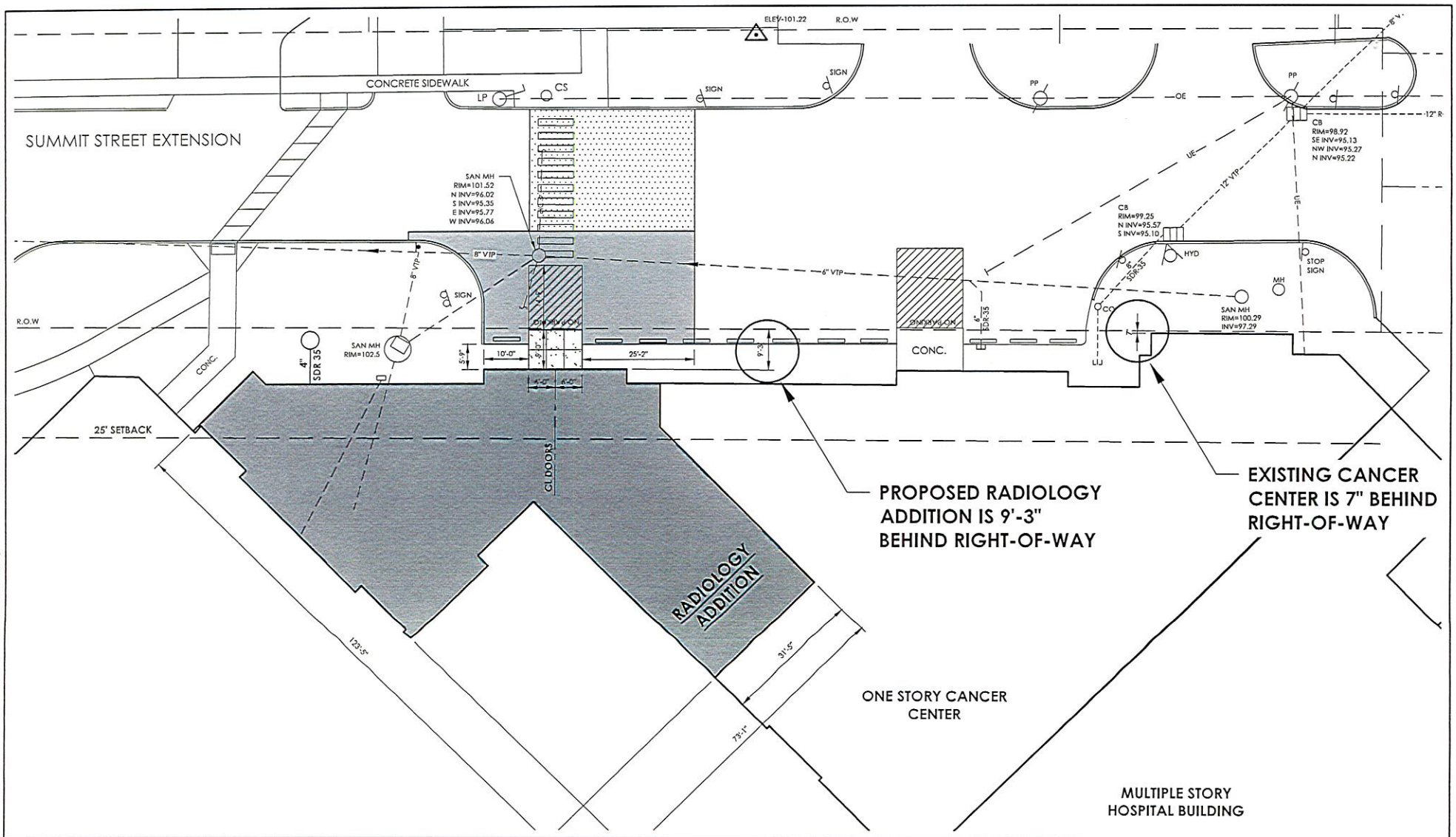
   The setback matches the existing environment of the area.

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

   The setback is an existing condition.

Applicant's Signature

Date 1/28/2021



REVISIONS				
NO.	DATE	BY	CHKED	DESCRIPTION

205 ST. PAUL STREET, SUITE 500
ROCHESTER, NEW YORK 14604
TEL (800) 274-9000
FAX (585) 232-5836
www.clarkpatterson.com
Clark Patterson Lee
ARCHITECTURE | ENGINEERING | PLANNING

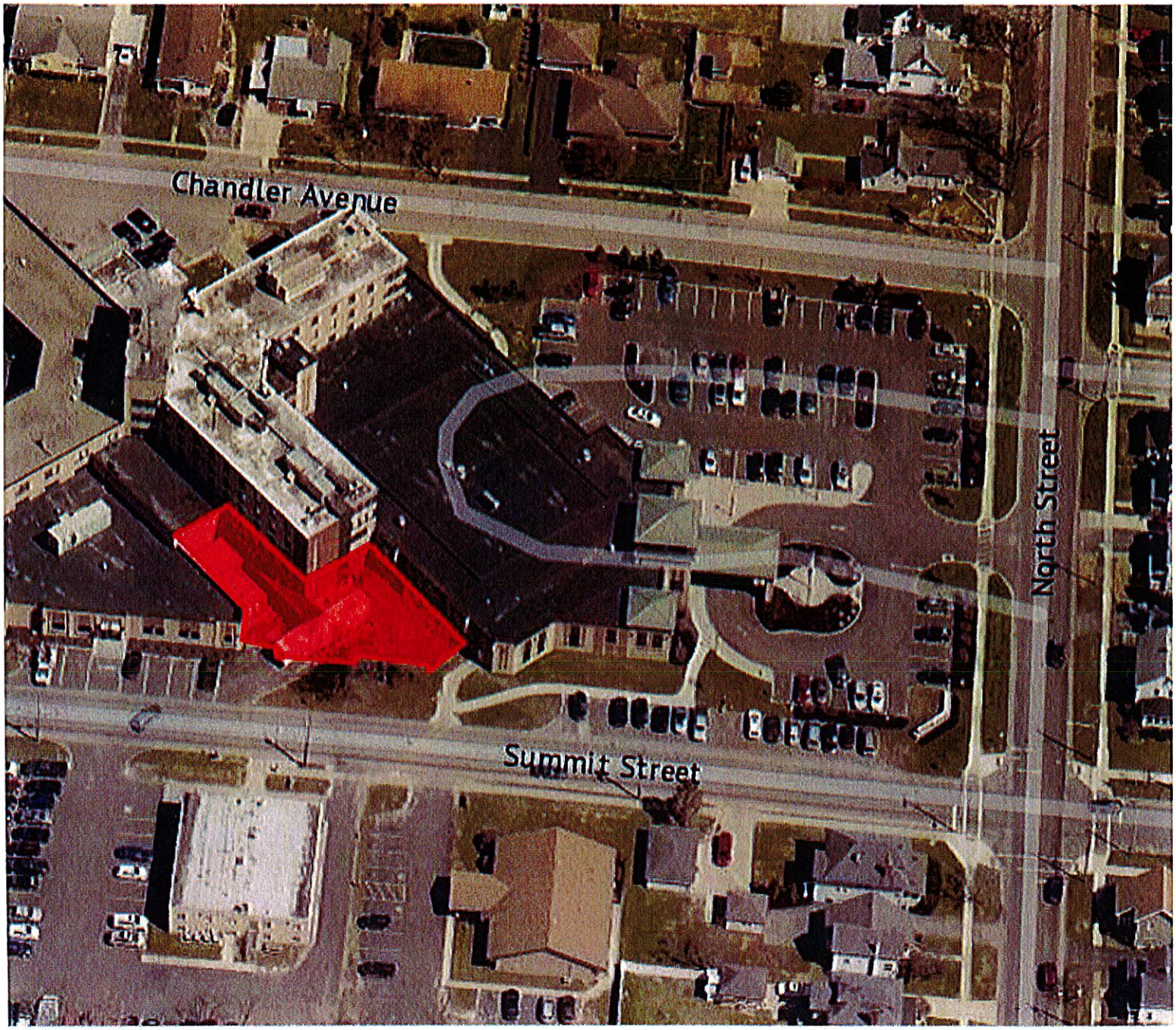
UNITED MEMORIAL MEDICAL CTR.
RADIOLOGY/ICU ADDITION AND RENOVATION
DSG-1.0 SCHEMATIC DESIGN
127 NORTH STREET,
BATAVIA, NEW YORK 14020

DATE:	01/28/21
DRAWN:	RHW
DESIGNED:	
CHECKED:	JB
SCALE:	1"=20'

PROJECT NUMBER: 15531.00

DRAWING NUMBER: FIGURE 1

Drawing name: J:\PROJECTS\UMMC\Rad-ICU Add\D Design\01 CAD\AutoCAD\Civil\CD\UMMC-ICU RAD setback sketch.dwg
Date last accessed: 1/28/2021 9:08 AM
Date last plotted: 1/28/2021 9:10 AM
Plotted By: Richard Waite


Chandler Avenue
North Street
Summit Street

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
UMMC New Radiology and ICU Shell Project

Project Location (describe, and attach a location map):
127 North Street , Batavia NY

Brief Description of Proposed Action:
Radiology Building Addition on the west side of the existing hospital.

Name of Applicant or Sponsor:	Telephone: 585-727-8185
United Memorial Medical Center	E-Mail: dhetrick@ummc.org

Address:
127 North Street

City/PO:	State:	Zip Code:
Batavia	NY	14020

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 10 acres
   b. Total acreage to be physically disturbed? .14 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 10 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Hospital
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

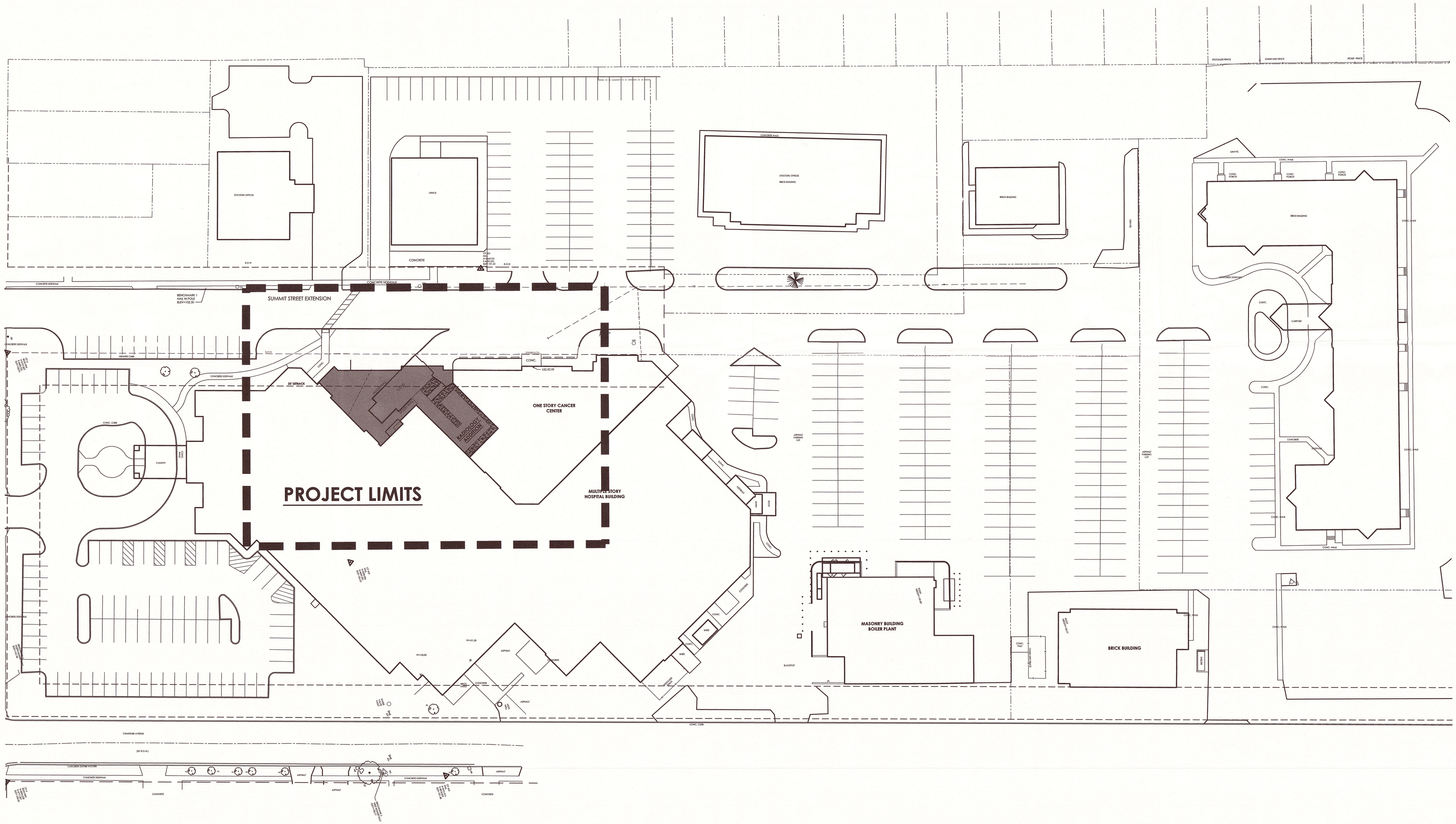
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Mitigated on site with a dry well	☐	☑
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Dave Hetrick Date: 01/27/21

Signature: Title: Dir Facilities Management

PRINT FORM



Clark Patterson Lee
ARCHITECTURE | ENGINEERING | PLANNING

26 MISSISSIPPI STREET, SUITE 300
BUFFALO, NEW YORK 14203
TEL (800) 274-9000
FAX (716) 852-2120
www.clarkpatterson.com

Revision Schedule

NO.	DATE	BY	CHKD	DESCRIPTION

STATE OF NEW YORK
RICHARD H. JOHNSON
090473
LICENSED PROFESSIONAL ENGINEER

UNITED MEMORIAL MEDICAL CTR.
RADIOLOGY/ICU ADDITION AND RENOVATION
DSG-1.0 SCHEMATIC DESIGN
127 NORTH STREET,
BATAVIA, NEW YORK 14020

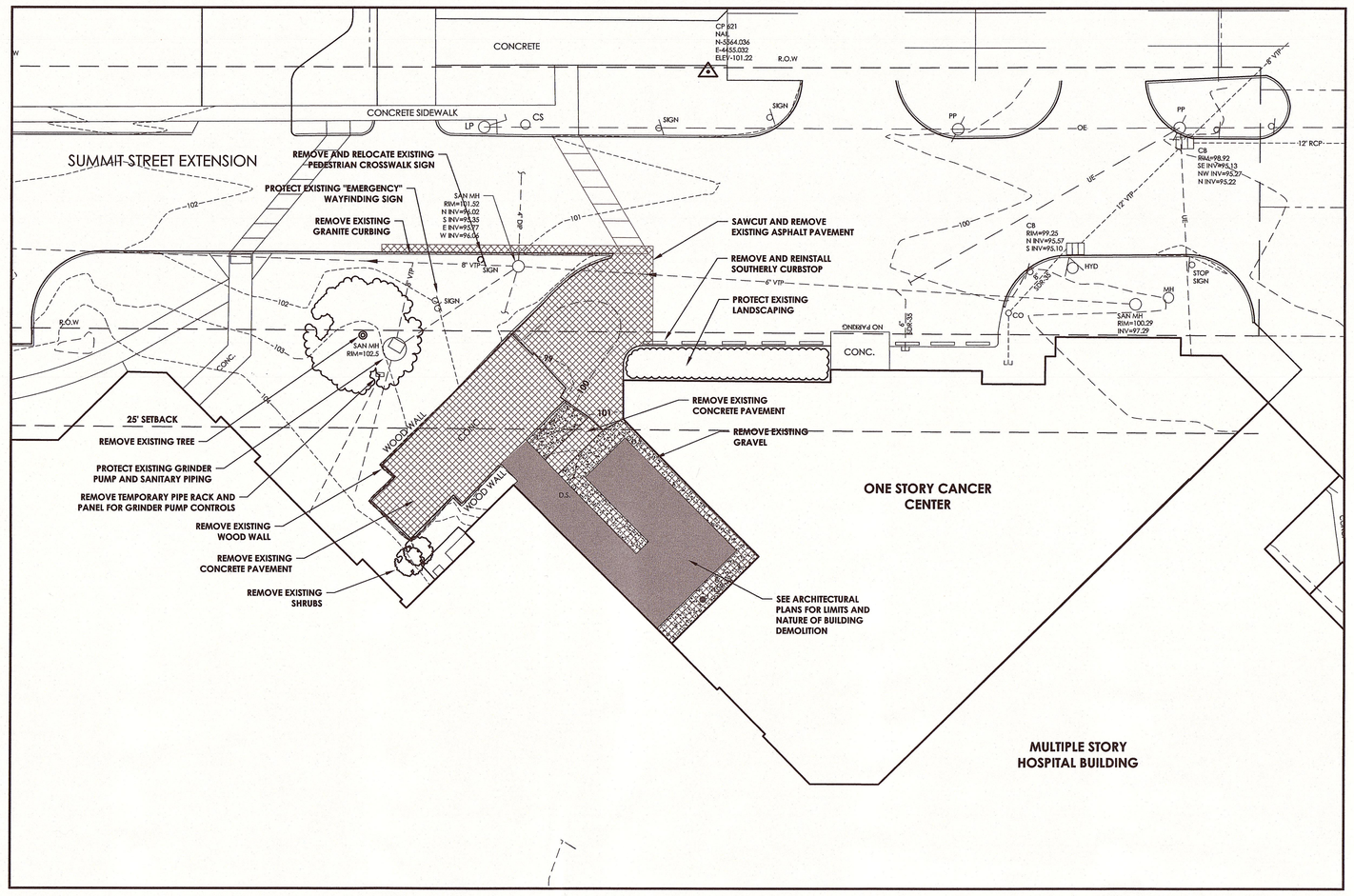
DATE	DRAWN	CHECKED
1/27/21	RHW	JB

SCALE 1"=30'

SHEET TITLE
OVERALL CAMPUS PLAN

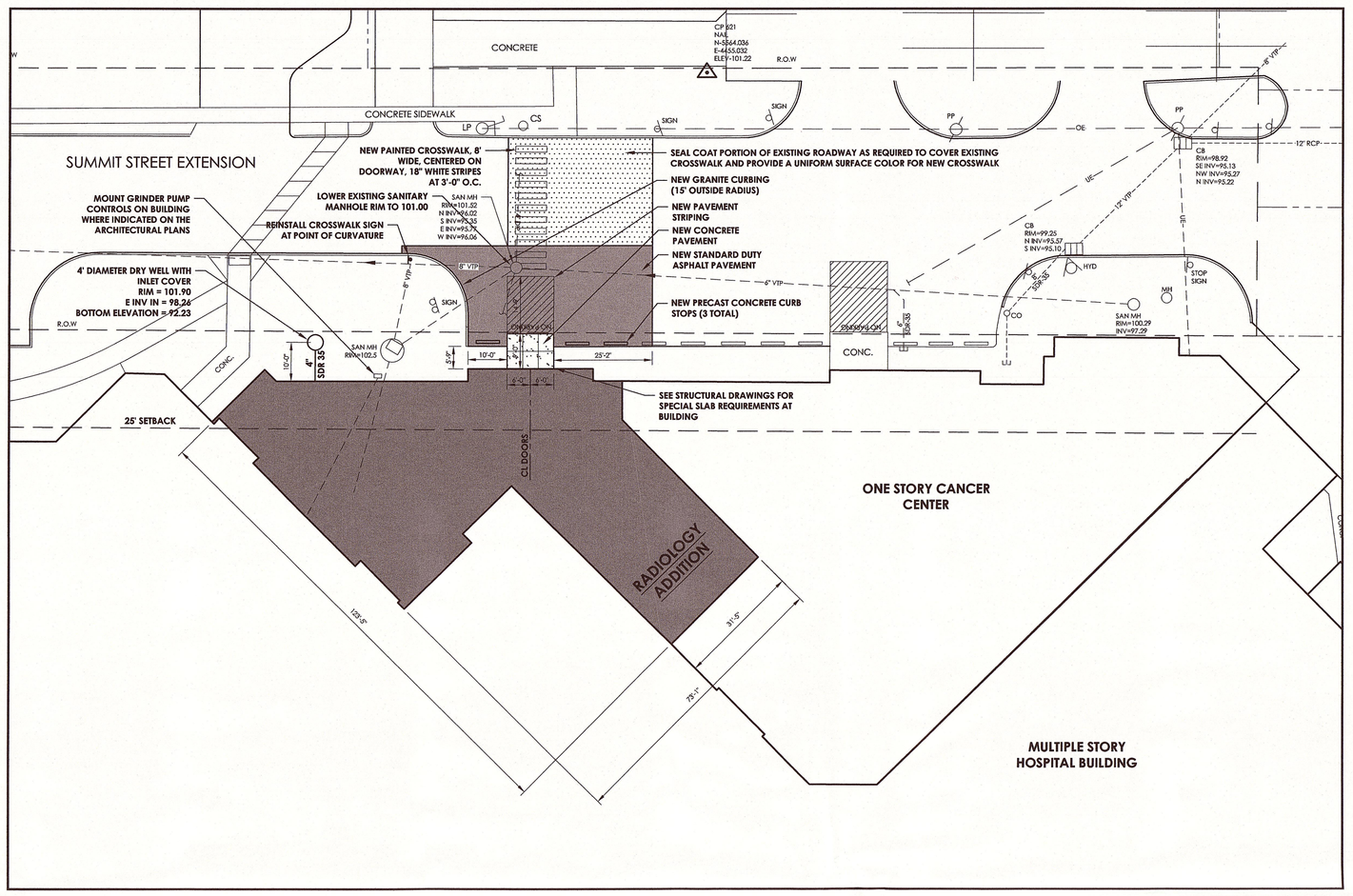
PROJECT NUMBER
15351.00

UMMC
C-100
DRAWING NUMBER



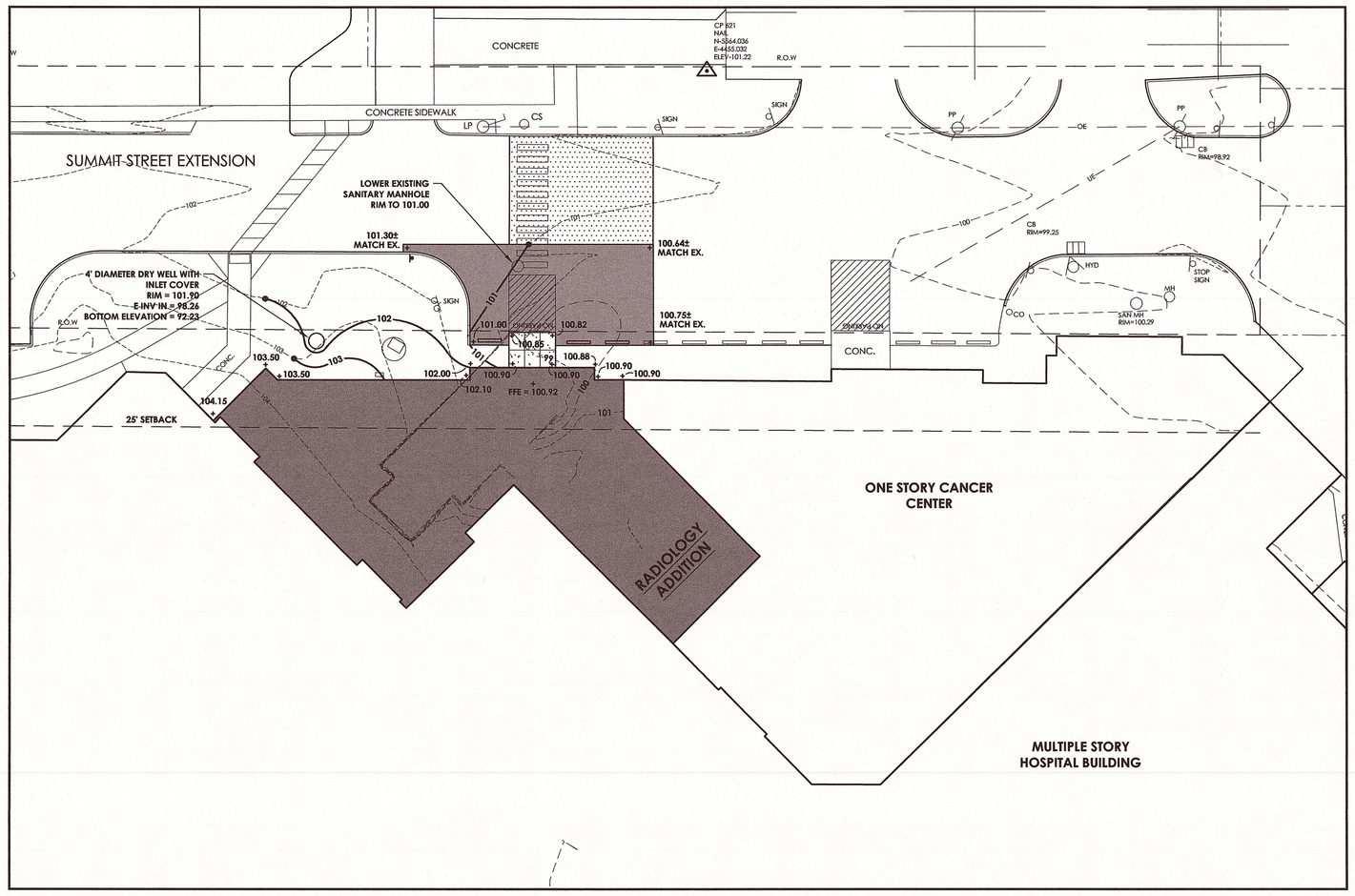
EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1"=20'



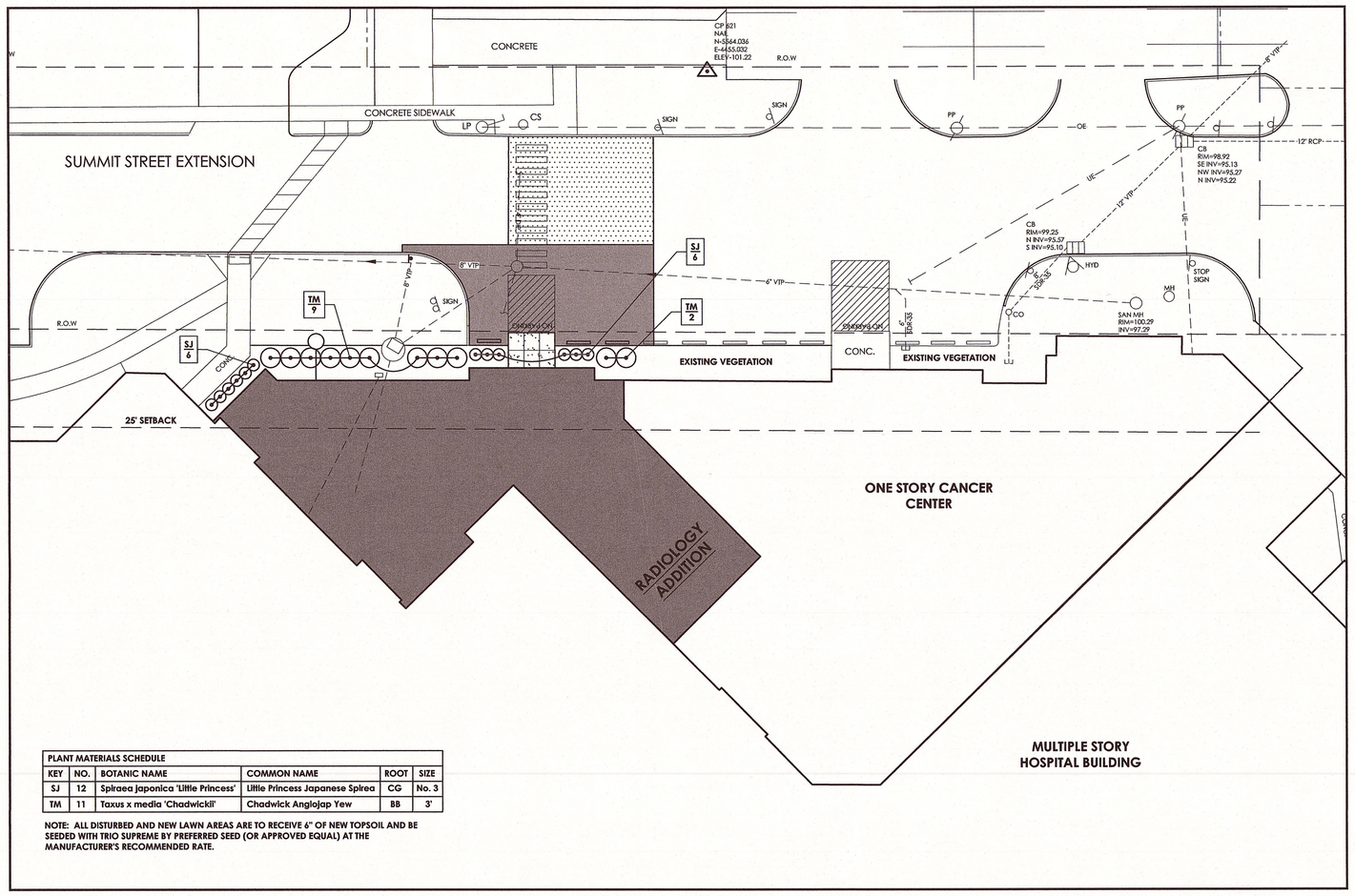
LAYOUT AND UTILITY PLAN

SCALE: 1"=20'



GRADING PLAN

SCALE: 1"=20'



PLANT MATERIALS SCHEDULE					
KEY	NO.	BOTANIC NAME	COMMON NAME	ROOT	SIZE
SJ	12	Spiraea japonica 'Little Princess'	Little Princess Japanese Spirea	CG	No. 3
TM	11	Taxus x media 'Chadwickii'	Chadwick Anglojapp Yew	BB	3'

NOTE: ALL DISTURBED AND NEW LAWN AREAS ARE TO RECEIVE 6" OF NEW TOPSOIL AND BE SEEDED WITH TRIO SUPREME BY PREFERRED SEED (OR APPROVED EQUAL) AT THE MANUFACTURER'S RECOMMENDED RATE.

PLANTING PLAN

SCALE: 1"=20'

20 10 0 20 40 60

1 INCH = 20 FEET

Clark Patterson Lee
ARCHITECTURE | ENGINEERING | PLANNING

26 MISSISSIPPI STREET, SUITE 300
BUFFALO, NEW YORK 14203
TEL (800) 274-9000
FAX (716) 852-2120
www.clarkpatterson.com

Revision Schedule

NO.	DATE	BY	CHKD	DESCRIPTION

UNITED MEMORIAL MEDICAL CTR.
RADIOLOGY/ICU ADDITION AND RENOVATION
DSG-1.0 SCHEMATIC DESIGN
127 NORTH STREET,
BATAVIA, NEW YORK 14020

DATE	DRAWN	CHECKED
1/27/21	RHW	JB

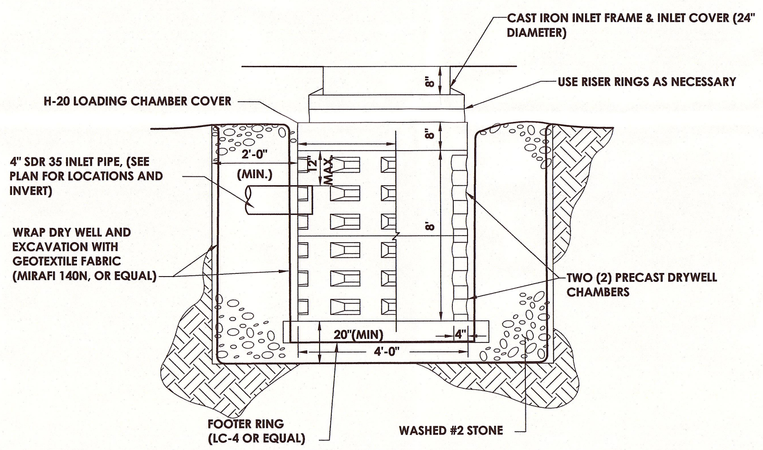
SCALE AS NOTED

SHEET TITLE
DEMOLITION, SITE, GRADING, UTILITY, AND PLANTING PLANS

PROJECT NUMBER
15531.00

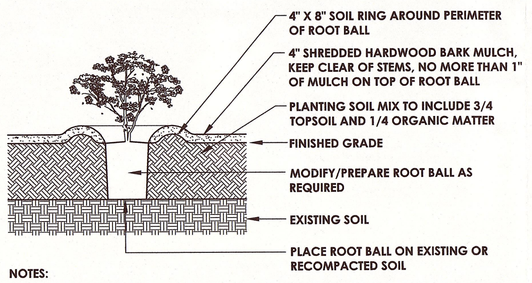
UMMC
C-200
DRAWING NUMBER

Drawing Name: J:\PROJECTS\UMMC\Rad-ICU Add'l\D Design\08 CAD\AutoCAD\Civil\C2\UMMC ICU RAD CD revised 1 27 2012.dwg
Date last accessed: 1/27/2021 1:38 PM
Date last plotted: 1/27/2021 2:52 PM
Plotted By: Richard Waite



4' DIA. PRECAST DRYWELL

N.T.S.



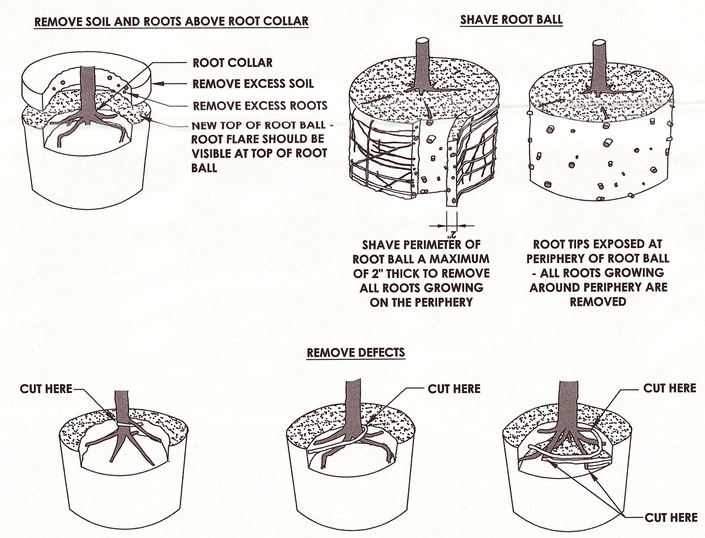
NOTES:

1. DO NOT HEAVILY PRUNE SHRUBS AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

2. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED POUR WATER AROUND THE ROOT MASS TO SETTLE THE SOIL.

SHRUB

N.T.S



REMOVE STRUCTURAL ROOTS WHICH WRAP THE ROOT COLLAR AND/OR ARE GROWING OVER OTHER STRUCTURAL ROOTS BY CUTTING THEM (PARALLEL TO THE TRUNK) JUST BEFORE THEY MAKE AN ABRUPT TURN

NOTES:

1. ALL PLANTS ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.

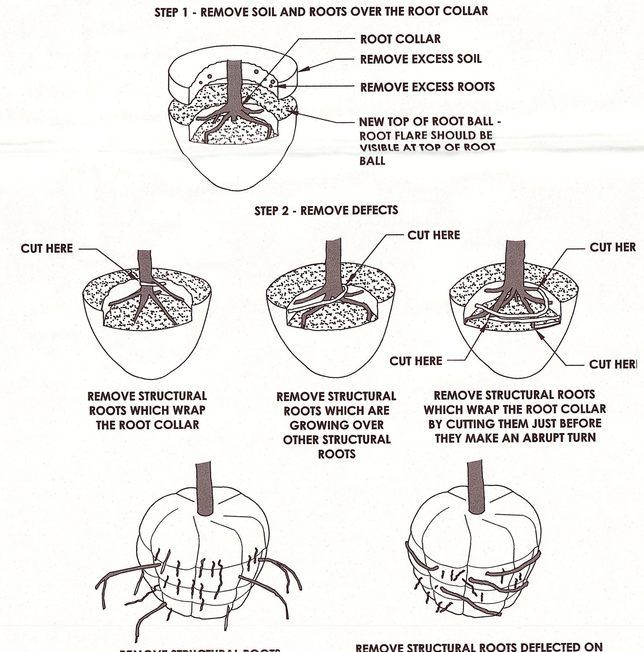
2. SMALL ROOTS (½" OR LESS) ON THE PERIPHERY OF THE ROOT BALL ARE COMMON WITH CONTAINER PLANT PRODUCTION. THESE SMALL ROOTS ARE NOT DEFINED AS DEFECTS BUT SHOULD BE ADDRESSED AT THE TIME OF INSTALLATION.

3. SHAVING TO BE DONE USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF THE ROOT BALL.

4. SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING THE ROOT BALL IN THE HOLE.

ROOT CORRECTION FOR CONTAINER PLANTS

N.T.S



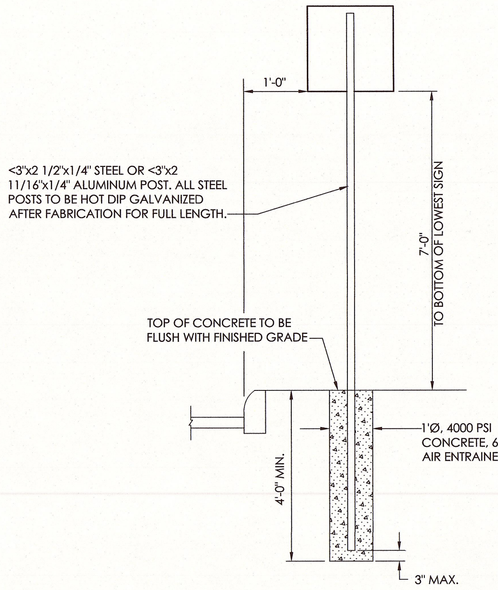
NOTES:

1. ALL TREES ARE REJECTABLE UNLESS THEY UNDERGO RECOMMENDED CORRECTION.

2. ADJUST HOLE DEPTH TO ACCOUNT FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE COLLAR AND ACHIEVE APPROPRIATE ELEVATION OF ROOT FLARE.

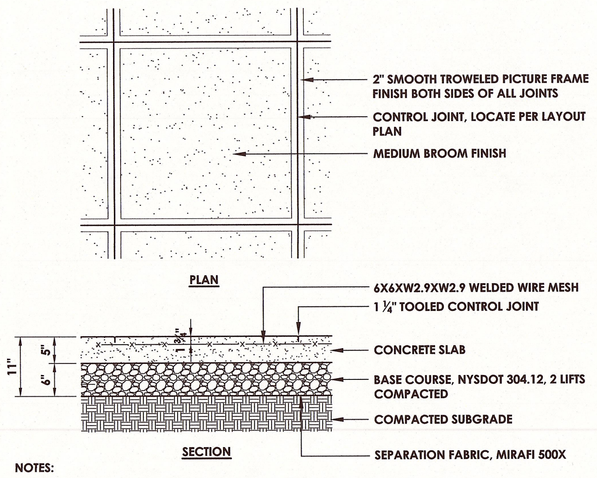
ROOT CORRECTION FOR BALLED AND BURLAPPED PLANTS

N.T.S



SIGN POST

N.T.S.

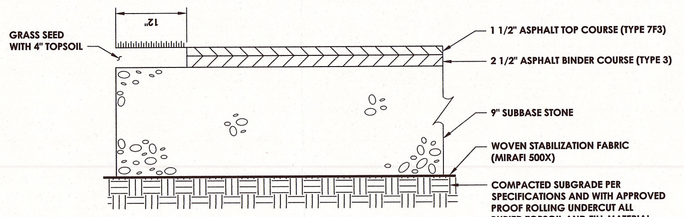


NOTES:

1. SEE STRUCTURAL PLANS FOR SPECIAL SLAB REQUIREMENTS AT BUILDING.

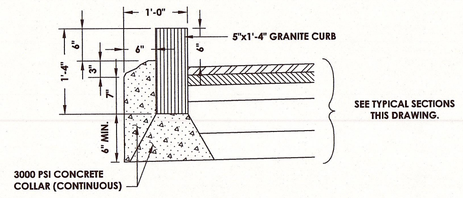
CONCRETE PAVEMENT

N.T.S



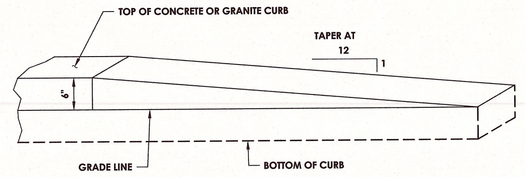
STANDARD DUTY ASPHALT PAVEMENT

N.T.S.



GRANITE CURB

N.T.S.



TRANSITION CURB

N.T.S.

Clark Patterson Lee
ARCHITECTURE | ENGINEERING | PLANNING
26 MISSISSIPPI STREET, SUITE 300
BUFFALO, NEW YORK 14203
TEL (800) 274-9000
FAX (716) 852-2120
www.clarkpatterson.com

Revision Schedule

NO.	DATE	BY	CHKD	DESCRIPTION

STATE OF NEW YORK · JAMES BRIAN HOLLOWAY · 090472 · LICENSED PROFESSIONAL ENGINEER

UNITED MEMORIAL MEDICAL CTR.
RADIOLOGY/ICU ADDITION AND RENOVATION
DSG-1.0 SCHEMATIC DESIGN
127 NORTH STREET,
BATAVIA, NEW YORK 14020

DATE	DRAWN	CHECKED
1/27/21	RHW	JB

SCALE AS NOTED

SHEET TITLE
SITE DETAILS

PROJECT NUMBER
15351.00

UMMC
C-300
DRAWING NUMBER